WHEREAS, from time to time, the Memphis City Council has seen fit to name certain public roads to honor individuals worthy of recognition – **Demetria Dortch and James Wilson, Jr.** representing one of these worthy occasions; and

WHEREAS, the Memphis community tragically lost two valued citizens and leaders in October of 2021, with the passing of **Demetria Dortch and James Wilson**, **Jr.**; and

WHEREAS, Demetria Dortch, affectionately known as "Dee Dee," touched the lives of many with her glowing smile and contagious personality; Dortch dedicated her life to service serving over fifteen years with the United States Postal Service; and

WHEREAS, the people who know and love **Demetria Dortch**, describe her as committed and faithful, one who always challenged herself to be a better woman, a caring and compassionate mother, and as a woman who confessed her love and gave her life to Christ at an early age; and

WHEREAS, James Wilson, Jr., a man of God, husband and father, spent over twenty years with the United States Postal Service; Wilson was an active member of the Memphis Local Chapter of Masons serving as Treasury for his lodge; and

WHEREAS, the people who know and love James Wilson, Jr. describe him one who always inspired others, compassionate and good to all, and as one who lived by and shared the motto, "hard work develops character and takes you far in life"; and

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council offers its sincere condolences to the family and echoes the desire of the citizens of Memphis in recognizing the loss of two devoted Memphians, **Demetria Dortch and James Wilson, Jr.**

BE IT FURTHER RESOLVED that Pendleton Street from Park Avenue to Douglass Avenue be declared

D. Dortch and J. Wilson Street

in honor of Demetria Dortch and James Wilson, Jr.

BE IT FURTHER RESOLVED that the City Engineer is requested to affix suitable signs designating this public road, effective October 11, 2022.

Michalyn Easter-Thomas

Memphis City Council Member

District 7

Given by my hand and under the great seal of the City of Memphis this 11 day of October, 2022.

Rhonda Logan

Memphis City Council Member

District 4

Martavius Jones

Chairman

Memphis City Council Member

CITY OF MEMPHIS COUNCIL AGENDA CHECK OFF SHEET

ONE ORIGINAL Planning & Development | ONLY STAPLED | **DIVISION** |TO DOCUMENTS| **Planning & Zoning** COMMITTEE: 09/27/2022 DATE **PUBLIC SESSION:** 09/27/2022 DATE ITEM (CHECK ONE) ___ REQUEST FOR PUBLIC HEARING X RESOLUTION ORDINANCE ITEM DESCRIPTION: Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving a special use permit at the subject property located at 705 and 691 South Parkway East, known as case number SUP 22-022. **CASE NUMBER:** SUP 2022-022 LOCATION: 705 and 691 South Parkway East **COUNCIL DISTRICTS:** District 6 and Super District 8 – Positions 1, 2, and 3 Monumental Baptist Church/After Life Mortuary Services OWNER/APPLICANT: REPRESENTATIVE: Smith Building Design **REQUEST:** Using an existing structure for funeral and mortuary services within the CMU-1 Zoning District +/-.792 acres in total AREA: The Division of Planning and Development recommended Approval with conditions RECOMMENDATION: The Land Use Control Board recommended Approval with conditions RECOMMENDED COUNCIL ACTION: Public Hearing Not Required Hearing – September 27, 2022 **PRIOR ACTION ON ITEM:** APPROVAL - (1) APPROVED (2) DENIED 09/08/2022 DATE (1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE **FUNDING:** REQUIRES CITY EXPENDITURE - (1) YES (2) NO AMOUNT OF EXPENDITURE REVENUE TO BE RECEIVED SOURCE AND AMOUNT OF FUNDS **OPERATING BUDGET** CIP PROJECT # FEDERAL/STATE/OTHER ______ ADMINISTRATIVE APPROVAL: <u>DATE</u> **POSITION** MUNICIPAL PLANNER **DEPUTY ADMINISTRATOR** ADMINISTRATOR DIRECTOR (JOINT APPROVAL) COMPTROLLER FINANCE DIRECTOR CITY ATTORNEY CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

SUP 22-022

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED AT 705 AND 691 SOUTH PARKWAY EAST, KNOWN AS CASE NUMBER SUP 22-022

- This item is a resolution with conditions for a special use permit to allow Using an
 existing structure for funeral and mortuary services within the CMU-1 Zoning
 District; and
- The item may require future public improvement contracts.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on *Thursday, September 8, 2022*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: SUP 2022-022

LOCATION: 705 and 691 South Parkway East

COUNCIL DISTRICT(S): District 6 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Monumental Baptist Church/After Life Mortuary Services

REPRESENTATIVE: Smith Building Design

REQUEST: Using an existing structure for funeral and mortuary services within

the CMU-1 Zoning District

EXISTING ZONING: Commercial Mixed Use – 1 (CMU-1)

AREA: +/-.792 acres in total

The following spoke in support of the application: None

The following spoke in opposition the application: None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval with conditions.

The motion passed by a vote of 9-0 on the consent agenda.

Respectfully,

Seth Thomas

Municipal Planner

Land Use and Development Services
Division of Planning and Development

chiling

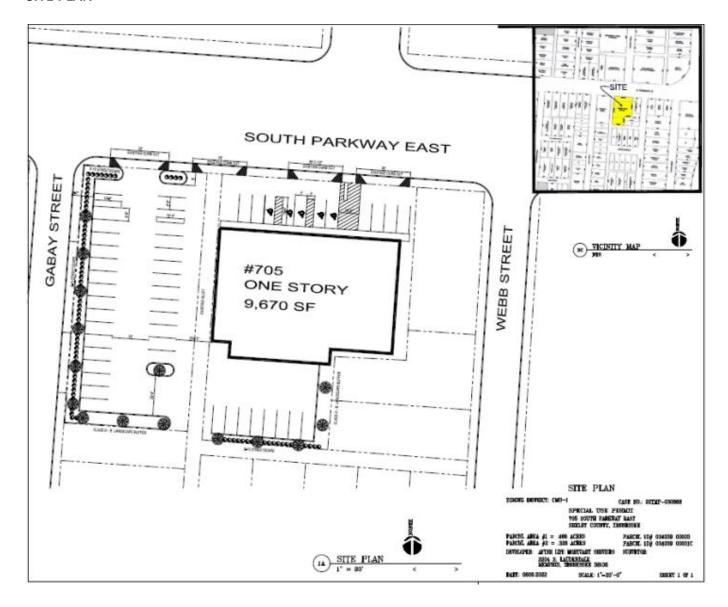
Cc: Committee Members

File

SUP 22-022 CONDITIONS

- 1. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.
- 2. All refuse containers shall be completely screened from view from all adjacent properties and all public right of-way.
- 3. No window signs, banner signs, roof signs, feather signs, reader board signs, changeable copy signs, portable signs, or temporary signs shall be permitted.

SITE PLAN



RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A SPECIAL USE PERMIT AT THE SUBJECT PROPERTY LOCATED 705 AND 691 SOUTH PARKWAY EAST, KNOWN AS CASE NUMBER SUP 22-022

WHEREAS, Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to grant a special use permit for certain stated purposes in the various zoning districts; and

WHEREAS, After Life Mortuary Services filed an application with the Memphis and Shelby County Division of Planning and Development Using an existing structure for funeral and mortuary services within the CMU-1 Zoning District; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives, and standards for special use permits as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation concerning the above considerations to the Land Use Control Board; and

WHEREAS, a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on September 8, 2022, and said Board has submitted its findings and recommendation concerning the above considerations to the Council of the City of Memphis; and

WHEREAS, the Council of the City of Memphis has reviewed the aforementioned application pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said development is consistent with the Memphis 3.0 General Plan; and

WHEREAS, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and has determined that said development meets the objectives, standards and criteria for a special use permit, and said development is consistent with the public interests.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a special use permit is hereby granted for the request use in accordance with the attached conditions.

BE IT FURTHER RESOLVED, that this permit merely authorizes the filing of applications to acquire a Certificate of Use and Occupancy, or a Building Permit, and other required permits and approvals, provided that no such Certificate of Use and Occupancy shall be granted until all conditions imposed by the Council of the City of Memphis have been met.

BE IT FURTHER RESOLVED, that this Resolution take effect from and after the date it shall have been passed by this Council of the City of Memphis, and become effective as otherwise provided by law, and thereafter shall be treated as in full force and effect by virtue of passage thereof by the Council of the City of Memphis, the public welfare requiring same.

ATTEST:

Division of Planning and Development

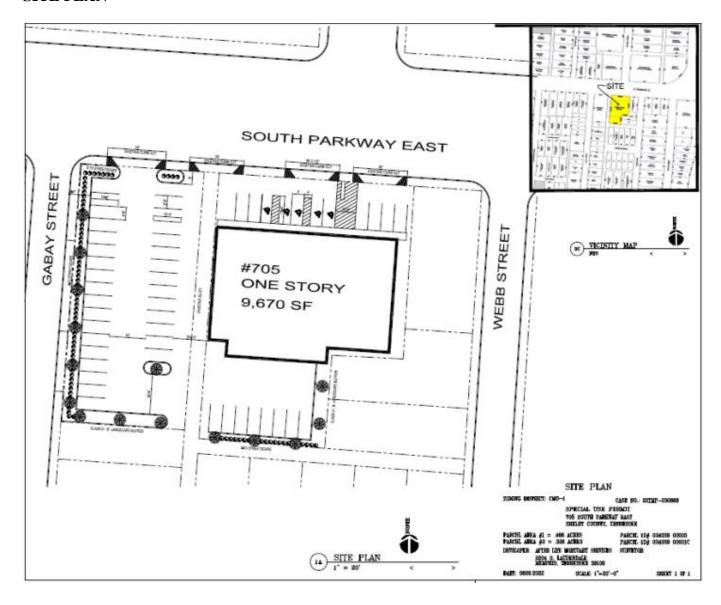
- Land Use and Development Services

- Office of Construction Enforcement

CONDITIONS

- 1. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.
- 2. All refuse containers shall be completely screened from view from all adjacent properties and all public right of-way.
- 3. No window signs, banner signs, roof signs, feather signs, reader board signs, changeable copy signs, portable signs, or temporary signs shall be permitted.

SITE PLAN



dpd STAFF REPORT

AGENDA ITEM: 2

CASE NUMBER: SUP 2022-022 L.U.C.B. MEETING: September 8, 2022

LOCATION: 705 and 691 South Parkway East

COUNCIL DISTRICT: District 6 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Monumental Baptist Church/After Life Mortuary Services

REPRESENTATIVE: Smith Building Design

REQUEST: Using an existing structure for funeral and mortuary services within the CMU-1

Zoning District

AREA: +/-.792 acres in total

EXISTING ZONING: Commercial Mixed Use -1 (CMU-1)

CONCLUSIONS

- 1. The applicant is seeking Special Use Permit approval for using an existing structure located within the CMU-1 Zoning District for funeral and mortuary services.
- 2. The property has been vacant since 2008 and staff feels that the reuse of the property for funeral and mortuary services is an appropriate way use the property.
- 3. This project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

CONSISTENCY WITH MEMPHIS 3.0

This proposal is **consistent** with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 15-17 of this report.

RECOMMENDATION

Approval with conditions

Staff Writer: Seth Thomas E-mail: seth.thomas@memphistn.gov

Staff Report August 11, 2022 SUP 2022-022 Page 2

GENERAL INFORMATION

Street Frontage: South Parkway East +/-114 linear feet

Zoning Atlas Page: 2130

Parcel ID: 034039 00003

Existing Zoning: Commercial Mixed Use – 1 (CMU-1)

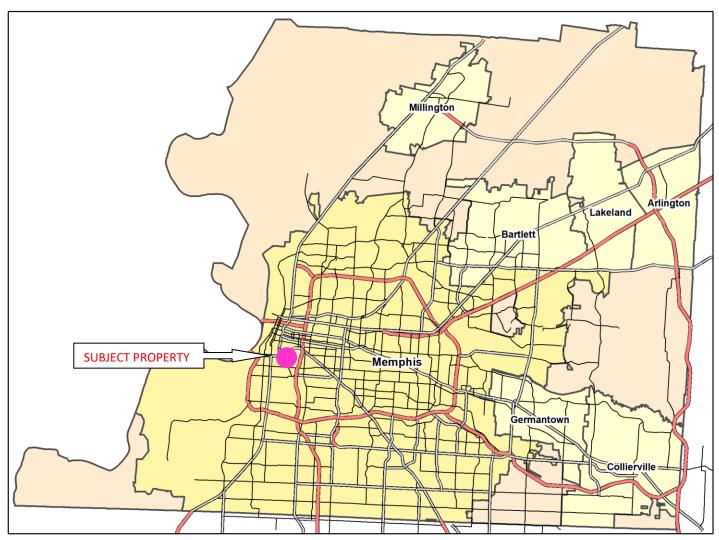
NEIGHBORHOOD MEETING

The meeting was held at 6:00 PM on Thursday, July 18, 2022, at the Monumental Baptist Church, 704 S. Parkway East.

PUBLIC NOTICE

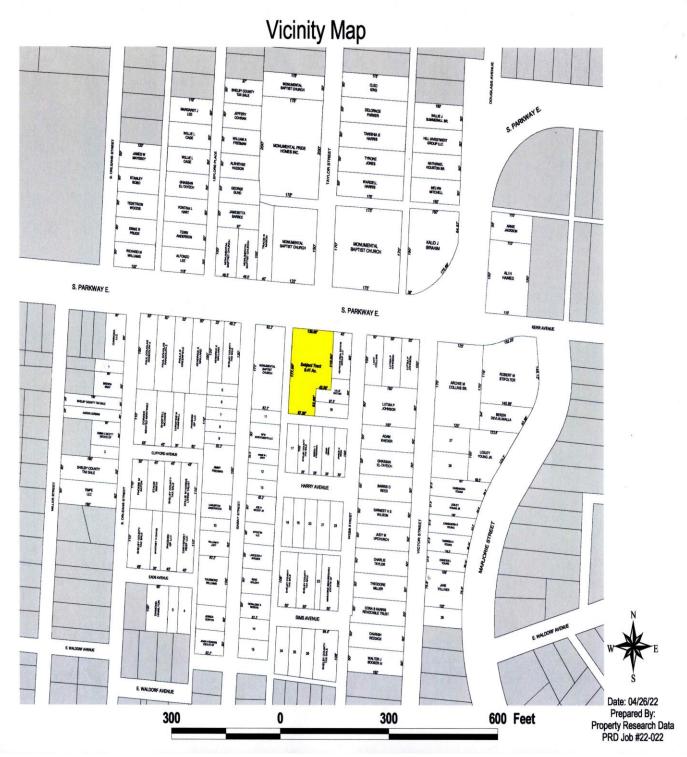
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 111 notices were mailed on June 28, 2022, and a total of 2 signs posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



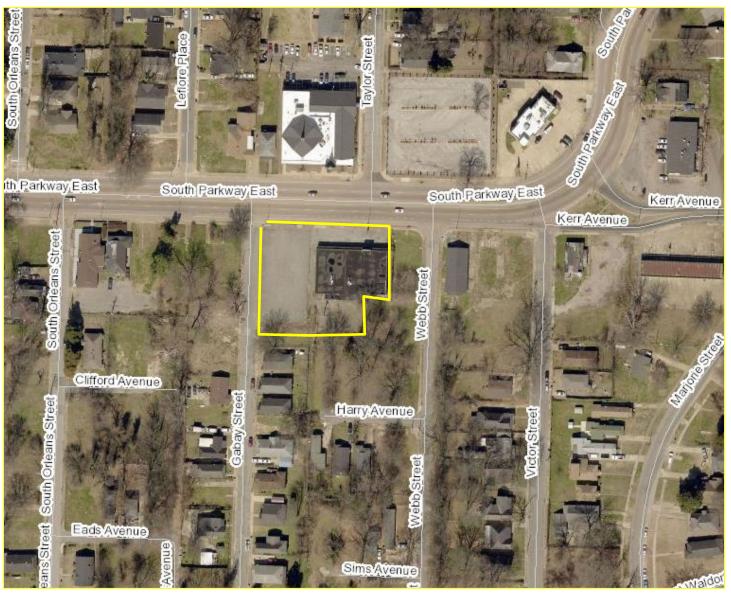
Subject property located within the pink circle

VICINITY MAP



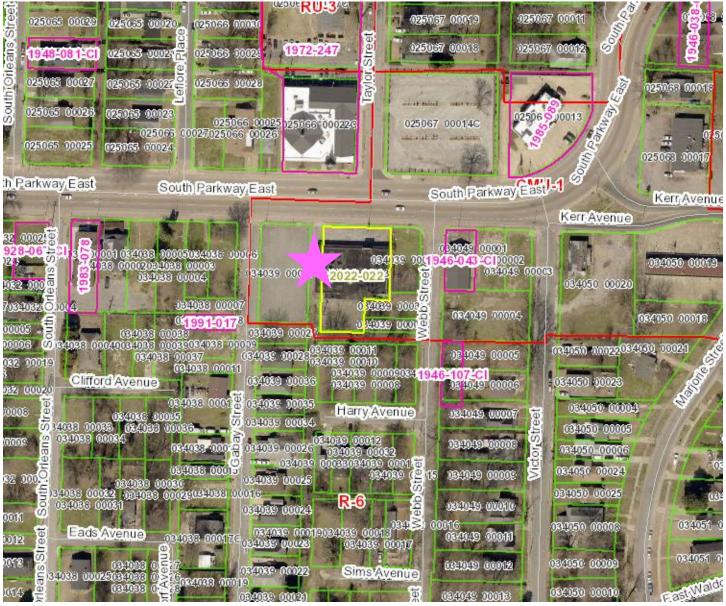
Site highlighted in yellow

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property indicated by a pink star

Existing Zoning: Commercial Mixed Use -1 (CMU-1)

Surrounding Zoning

North: R-6 and RU-3

East: CMU-1, R-6, and BOA 1946-107-CI

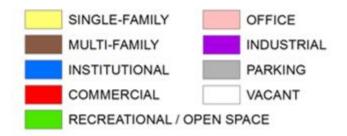
South: R-6

West: R-6 and BOA 1991-017

LAND USE MAP



LandUse



Subject property indicated by a pink star

SITE PHOTOS



View of the property from South Parkway East facing south

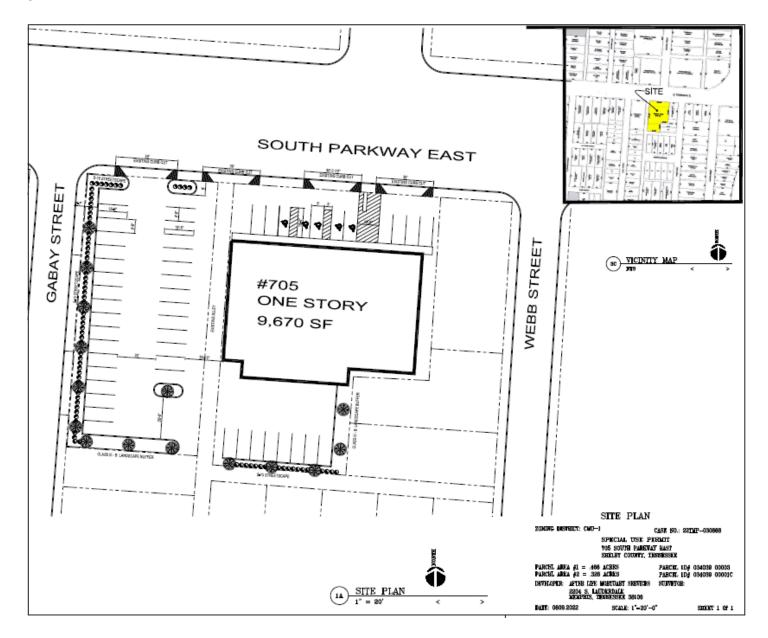


View of the property from the corner of Gabay Street and South Parkway East facing southeast



View of the property from Gabay Street facing east

SITE PLAN



STAFF ANALYSIS

Request

The application and letter of intent have been added to this report.

The request is for using an existing structure for funeral and mortuary services within the CMU-1 Zoning District

Approval Criteria

Staff agrees the approval criteria in regard special use permits as set out in Section 9.6.9 of the Unified Development Code are met.

9.6.9 Approval Criteria

No special use permit or planned development shall be approved unless the following findings are made concerning the application:

9.6.9A	The project will not have a substantial or undue adverse effect upon adjacent property, the							
	character of the neighborhood, traffic conditions, parking, utility facilities and other matters							
	affecting the public health, safety, and general welfare.							

- 9.6.9B The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.
- 9.6.9C The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.
- 9.6.9D The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.
- 9.6.9E The project complies with all additional standards imposed on it by any particular provisions authorizing such use.
- 9.6.9F The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character of existing standards for development of the adjacent properties.
- 9.6.9G The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.
- 9.6.9H Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.

Site Description

The subject property is \pm -.792 acres and comprised of two parcels (034039 00003 and 034039 00001C), located at 705 and 691 South Parkway, and zoned Commercial Mixed Use \pm 1 (CMU-1). Per the Assessor's Office, the principal structure on the site was originally built in 1956 and is a one-story office building with a ground floor area of 9,670 square feet. The surrounding land uses are a mixture of Commercial, instructional, and residential.

Conclusions

The applicant is seeking Special Use Permit approval for using an existing structure located within the CMU-1 Zoning District for funeral and mortuary services.

Staff Report SUP 2022-022 August 11, 2022 Page 12

The property has been vacant since 2008 and staff feels that the reuse of the property for funeral and mortuary services is an appropriate way to bring this lot back to life.

This project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.

RECOMMENDATION

Staff recommends approval with conditions.

Conditions

- 1. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.
- 2. All refuse containers shall be completely screened from view from all adjacent properties and all public right-of-way.
- 3. No window signs, banner signs, roof signs, feather signs, reader board signs, changeable copy signs, portable signs, or temporary signs shall be permitted.

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City/County Engineer:

CITY ENGINEERING COMMENTS DATE: 7/6/2022

CASE: SUP-22-022 NAME: After Life Mortuary Services

1. Standard Subdivision Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.

Sewers:

- 2. City sanitary sewers are available to serve this development.
- 3. All sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.

Roads:

- 4. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
- 5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.
- 6. Dedicate a 5 foot property radius on the northwest corner of Gabay Street and South Parkway

Traffic Control Provisions:

- 7. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5 foot wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5 foot clear pedestrian path, an exception may be considered.
- 8. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
- 9. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for

Staff Report SUP 2022-022

projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

August 11, 2022

Page 14

Curb Cuts/Access:

- 10. The City Engineer shall approve the design, number and location of curb cuts.
- 11. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.
- 12. The existing development exceeds the maximum allowable number of curb cuts on South Parkway. One curb cut only will be allowed on S. Parkway and one curb cut only will be allowed on Gabay Street.

Street Closures:

13. An approved street and alley closure for the north-south alley running through this site is required prior to the approval of this development.

Drainage:

14. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning:

1. Future Land Use Planning Map



Red polygon indicates the application site on the Future Land Use Map.

2. Land Use Description/Intent

Anchor Neighborhood-Primarily Single-Unit (AN-S) are walkable neighborhoods within a 5-10-minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing. Graphic portrayal of AN-S is to the right.



"A-NS" Form & Location Characteristics

NURTURE, ACCELERATE, and SUSTAIN

Primarily detached, single-family residences and commercial and institutional uses. Attached single-family, duplexes, triplexes, quadplexes and large homes (defined in the UDC as those apartment buildings with up to 6 units), including those with active ground floor commercial uses (including live/work) along sidewalk, are also permitted. Height: 1-3 stories. Scale: house-scale.

"A-NS" Zoning Notes

Generally compatible with the following zone districts: RW and CMU-1 in accordance with Form and characteristics listed above.

Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Office, CMU-1

Adjacent Land Use and Zoning: Institutional, Vacant, Commercial, Multi-family and Single-Family, R-6 and CMU-1

Overall Compatibility: This requested use is not compatible with the land use description/intent, form & location requirements as the use is not residential.

3. Degree of Change Map



Red polygon denotes the proposed site in Degree of Change area. The Degree of Change is Nurture.

4. Degree of Change Description

Nuture areas rely primarily on public and philanthropic resources to stabilize the existing pattern of a place. The proposed use is a private investment that will stimulate market activity by allowing a business to relocate to the neighborhood. Additionally, this proposed use would increase the mix of uses within the neighborhood.

Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities The requested use is consistent with Objective 1.1 – Focus future growth and do

The requested use is consistent with Objective 1.1 – Focus future growth and density in and aroundd Community and Citywide Anchors, Action 1.1.31 - Increase infill and redevelopment that locate residential, employment, and retail uses near each other to maximize transit and active transportation. The requested use is also consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.7 – Support and encourage the adaptive reuse of existing underutilized structures and properties in Citywide and Community Anchors for business development.

5. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

The parcel is located in the South Planning District and the requested use is consistent with South Planning District Priority – Strategically address blight and vacancy with a mix of building redevelopment and open space and agricultural uses.

Consistency Analysis Summary

The applicant is seeking a special use permit to operate a funeral home.

This requested use is not compatible with the AN-S future land use description/intent, form & location requirements as the use is not residential.

Staff Report SUP 2022-022 August 11, 2022 Page 17

The proposed use is a private investment that will stimulate market activity by allowing a business to relocate to the neighborhood. Additionally, this proposed use would increase the mix of uses within the neighborhood. The requested use is consistent with Memphis 3.0 Actions 1.1.31 - Increase infill and redevelopment that locate residential, employment, and retail uses near each other to maximize transit and active transportation and 1.5.7 - Support and encourage the adaptive reuse of existing underutilized structures and properties in Citywide and Community Anchors for business development.

The parcel is located in the South Planning Distrcit and the requested use is consistent with South Planning Distrcit Priority – Strategically address blight and vacancy with a mix of building redevlopment and open space and agricultural uses.

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Brian Mykulyn, Comprehensive Planning.

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit Record Status: Assignment Opened Date: June 8, 2022

Expiration Date: Record Number: SUP 2022-022

Record Name: AFTER LIFE MORTUARY SERVICES

Description of Work: THE EXISTING STRUCTURAL SHALL BE USED AS FUNERAL HOME PROVIDING

FUNERAL AND MORTUARY SERVICES.

Parent Record Number:

Address: 705 S PARKWAY, MEMPHIS 38106

Owner Information

Primary Owner Address Owner Phone Owner Name Yes MONUMENTAL 704 S PARKWAY E, MEMPHIS, TN 38106

BAPTIST CHURCH

(901) 946-2529

Parcel Information

Parcel No:

034039 00003

Contact Info	ATTIMUUTI	_						Dhone	
Name Madeline Lyles			anization Na	ame E MORTUAI	PV	Contact Type Applicant		Phone (OD4)	
			RVICES		IVI			(901) 503-7952	
	Suffix:								
Address	LITU I ALIDEBDALE	MEMBUIC	TN 2040	ne					
2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106									
2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106									
2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106 2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106									
		SM	SMITH BUILDING DESIGN Representative				entative	e (901)	
								690-3944	
Address									
WADE BRYANT			DNUMEN	TAL BAPTI	ST	Owner		(901)	
			IURCH					628-5572	
Address	DEMAN E MEMORI	HC TN 2040	ic.						
704 S PA	ARKWAY E, MEMPH	113, 114 3610	ю						
Fee Informa	ation								
1200400	Fee Item Special Use Permit	Quantity 1	Fees 500.00	Status INVOICED	Balance	Date Assessed 06/09/2022	Unit	Fee Code PLNGSPUSE	
1308480	Fee - 5 acres or less		500.00	INVOICED	0.00	00/08/2022		01	
	(Base Fee)								
1389498	Special Use Permit	1	50.00	INVOICED	0.00	06/09/2022	Acres	PLNGSPUSE	
	Fee Per Acre (each acre or fraction there	of						02	
	over 5 acre)	_							
1389498	Credit Card Use Fee	1	14.30	INVOICED	0.00	06/09/2022		PLNGSPUSE	
	(.026 x fee)							10	
		Tot	Total Fee Invoiced: \$564.30			Total Balance: \$0.00)	
-	Information	Mathad of Drive	nont.						
-		Method of Payn Credit Card							
φυσ 1 .υ		Credit Calu							
Data Fleids									
PREAPP	LICATION MEETING	3							
Name of OPD Planner			TERESA SHELT			TON			
Date of Meeting				06/08/20	022				
Page 2 of 4								SUP 2022-022	

GENERAL PROJECT INFORMATION

Application Type New Special Use Permit (SUP)

List any relevant former Docket / Case Number(s) related to previous applications on this site N/A

Is this application in response to a citation, stop work order, or zoning letter No

If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information -

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare THE 9,670 SQ. FT. STRUCTURE WAS BUILTED IN 1956 FOR A COMMERCIAL USE. SOUTH PARKWAY EAST IS A FOUR LANE STREET WITH BIKE LANES AND A CENTER TURNING LANE. THE LOCATION WILL ACCOMMODATE THE REQUIRED PARKING AND TRAFFIC. THE UTILITIES SERVICES ARE ADEQUATE. STREET SCAPE AND LANDSCAPE BUFFER SHALL BE INSTALLED AND MAINTAINED.

B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations

THE FOOT PRINT OT THE EXISTING STRUCTURE SHALL REMAIN AS IS. THE HOURS OF OPERATIONS WILL BE 10:00 AM TO 5:30 PM, MONDAY - SATURDAY.
THIS PROJECT WILL NOT INTERFERE WITH THE DEVELOPMENT AND USE OF ADJACENT

PROPERTY IN ACCORDANCE WITH APPLICABLE REGULATIONS THE ESSENTIAL PUBLIC FACILTIES AND

UDC Sub-Section 9.6.9C

THE ESSENTIAL PUBLIC FACILTIES AND SERVICES ARE ADEQUATE AND ARE EXISTING...

UDC Sub-Section 9.6.9D

THE EXISTING STRUCTURE AND SITE WILL UNDERGO EXTREME COSMETIC IMPROVEMENTS AND DOES NOT POSSESS ANY NOTABLE NATURAL, SCENIC OR HISTORIC

IMPORTANT ELEMENTS.

UDC Sub-Section 9.6.9E

THE PROJECT WILL COMPLY AND MEET ALL STATE AND LOCAL CODE REQUIREMENTS

Page 3 of 4 SUP 2022-022

UDC Sub-Section 9.6.9F APPROVAL OF THIS REQUEST WILL NOT

> ADVERSELY AFFECT ANY PLANS TO BE CONSIDERED OR VIOLATE THE CHERACTER

OF EXISTING STANDARDS FOR DEVELOPMENT OF THE ADJACENT

PROPERTIES.

No

GIS INFORMATION

Downtown Fire District

Case Layer

Central Business Improvement District No

Е Class

Historic District

Land Use OFFICE

Municipality MEMPHIS

Overlay/Special Purpose District

Zoning CMU-1

State Route

Lot 0 41

Subdivision KERR

Planned Development District

Wellhead Protection Overlay District

LETTER OF INTENT

LETTER OF INTENT

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Approval of this application will allow the business to expand their much needed services, and provide more of the initiatives and employment opportunities that are needed in the city of Memphis. Delinor D. Smith, of Smith Building Design and Associates, Inc. is the representative.

SIGN AFFIDAVIT

Shelby County

AFFIDAVIT

State of Tennessee		
, DELINOR SMITH	being duly swom, depose and say that at _5:45 Pa	ım/pm on the
	, 200_22 I posted a Public Notice Sign(s) pertail	
No. SUP 2021 - 02		
	ig before the X_Land Use Control Board, X_N	
	d of Commissioners for consideration of a proposi	
	ment, X Special Use Permit, U. photograph of said sign(s) being attached hereon a	
the sign purchase receipt or rental of		and a copy or
the sight parchase receipt or remarci	Unitract attached hereto.	
DELINOR PE	7.16.Z	2
Owner, Applicant or Representative		
	702 SA 2	
Subscribed and sworn to before me	this 16 day of 2012	2
Madle	The second secon	
- John Coll	111111111111111111111111111111111111111	
Notary Public My Commiss	sion Expires	
	1, 2024	
my commission expires.	STATE \ =	
	E TENNESSEE	
	NOTARY / E	
	2 \ / 3	
	SELBY COUNTY	
	1,1,100 CBY COO.	





Staff Report SUP 2022-022 August 11, 2022 Page 25

LETTERS RECEIVED

No letters received at the time of completion of this report.

OWNER AFFIDAVIT



MONUMENTAL BAPTIST CHURCH

704 South Parkway East • Memphis, Tennessee 38106 901-946-2529 (T) • 901-946-5272 (F) monumntl@bellsouth.net • www.mbcparkway.org Wade C. Bryant, Pastor

Resolution

On August 14, 2022, at a special meeting with the Pastor, Deacons and Trustees to discuss the property identified as 705 S. Parkway E., Assessor's Parcel Number 034039 00003 for which an application is being made to the division of Planning and Development. It was resolved that Monumental Baptist Church supports the potential buyer After Life's application to the Division of Planning and Development.

Be it further resolved that the signatures below are true representatives of the leadership of Monumental Baptist Church.

William Gordon, Chairman of Trustees

Rev. Wade C. Bryant, Pastor

9/6/2022

Date

we

James Short, Chairman of Deacons

"The Friendly Church where there is Prayer, Power & Praise on the Parkway"



MEMPHIS AND SHELBY COUNTY

Record Summary for Special Use Permit

Record Detail Information

Record Type: Special Use Permit Record Status: Assignment

Opened Date: June 8, 2022

Record Number: SUP 2022-022 Expiration Date:

Record Name: AFTER LIFE MORTUARY SERVICES

Description of Work: THE EXISTING STRUCTURAL SHALL BE USED AS FUNERAL HOME PROVIDING

FUNERAL AND MORTUARY SERVICES.

Parent Record Number:

Address: 705 S PARKWAY, MEMPHIS 38106

Owner Information

Primary Owner Name Owner Address Owner Phone

Yes MONUMENTAL 704 S PARKWAY E, MEMPHIS, TN 38106 (901) 946-2529

BAPTIST CHURCH

Parcel Information

Parcel No:

034039 00003

Page 1 of 4 SUP 2022-022

Contact Information

NameOrganization NameContact TypePhoneMadeline LylesAFTER LIFE MORTUARYApplicant(901)

SERVICES

503-7952

Suffix:

Address

2207 SOUTH LAUDERDALE, MEMPHIS, TN 38106

SMITH BUILDING DESIGN

Representative

(901)

690-3944

Address

WADE BRYANT MONUMENTAL BAPTIST Owner (901)
CHURCH 628-5572

Address

704 S PARKWAY E, MEMPHIS, TN 38106

Fee Information

Invoice #	Fee Item	Quantity	Fees	Status	Balance	Date Assessed	Unit	Fee Code	
1389498	Special Use Permit	1	500.00	INVOICED	0.00	06/09/2022		PLNGSPUSE	
	Fee - 5 acres or less							01	
	(Base Fee)								
1389498	Special Use Permit	1	50.00	INVOICED	0.00	06/09/2022	Acres	PLNGSPUSE	
	Fee Per Acre (each							02	
	acre or fraction thereof								
	over 5 acre)								
1389498	Credit Card Use Fee	1	14.30	INVOICED	0.00	06/09/2022		PLNGSPUSE	
	(.026 x fee)							10	

Total Fee Invoiced: \$564.30 Total Balance: \$0.00

Payment Information

Payment Amount Method of Payment \$564.30 Credit Card

Data Fields

PREAPPLICATION MEETING

Name of OPD Planner TERESA SHELTON

Date of Meeting 06/08/2022

Page 2 of 4 SUP 2022-022

GENERAL PROJECT INFORMATION

Application Type

List any relevant former Docket / Case Number(s) related to previous applications on

this site

Is this application in response to a citation, stop work order, or zoning letter

If yes, please provide a copy of the citation, stop work order, and/or zoning letter along with any other relevant information New Special Use Permit (SUP)

N/A

No

-

APPROVAL CRITERIA

A) The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare

B) The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

THE 9,670 SQ. FT. STRUCTURE WAS BUILTED IN 1956 FOR A COMMERCIAL USE. SOUTH PARKWAY EAST IS A FOUR LANE STREET WITH BIKE LANES AND A CENTER TURNING LANE. THE LOCATION WILL ACCOMMODATE THE REQUIRED PARKING AND TRAFFIC. THE UTILITIES SERVICES ARE ADEQUATE. STREET SCAPE AND LANDSCAPE BUFFER SHALL BE INSTALLED AND MAINTAINED.

THE FOOT PRINT OT THE EXISTNG STRUCTURE SHALL REMAIN AS IS. THE HOURS OF OPERATIONS WILL BE 10:00 AM TO 5:30 PM, MONDAY - SATURDAY.
THIS PROJECT WILL NOT INTERFERE WITH THE

DEVELOPMENT AND USE OF ADJACENT
PROPERTY IN ACCORDANCE WITH
APPLICABLE REGULATIONS

THE ESSENTIAL PUBLIC FACILTIES AND SERVICES ARE ADEQUATE AND ARE EXISTING..

THE EXISTING STRUCTURE AND SITE WILL

UNDERGO EXTREME COSMETIC

IMPROVEMENTS AND DOES NOT POSSESS ANY NOTABLE NATURAL, SCENIC OR HISTORIC

IMPORTANT ELEMENTS.

THE PROJECT WILL COMPLY AND MEET ALL STATE AND LOCAL CODE REQUIREMENTS

Page 3 of 4 SUP 2022-022

UDC Sub-Section 9.6.9F

APPROVAL OF THIS REQUEST WILL NOT ADVERSELY AFFECT ANY PLANS TO BE CONSIDERED OR VIOLATE THE CHERACTER OF EXISTING STANDARDS FOR DEVELOPMENT OF THE ADJACENT PROPERTIES.

GIS INFORMATION

Case Layer

Central Business Improvement District No

Class

Downtown Fire District No

Historic District -

Land Use OFFICE

Municipality MEMPHIS

Overlay/Special Purpose District -

Zoning CMU-1

State Route -

Lot 0 41

Subdivision KERR

Planned Development District -

Wellhead Protection Overlay District -

Page 4 of 4 SUP 2022-022

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1. I, Wade C. Bryant, Pastov (Sign Name), state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box): I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit) of the property located at 705 South Parkway E., 38106 and further identified by Assessor's Parcel Number ___ for which an application is being made to the Division of Planning and Development. June__ in the year of _2022. Subscribed and sworn to (or affirmed) before me

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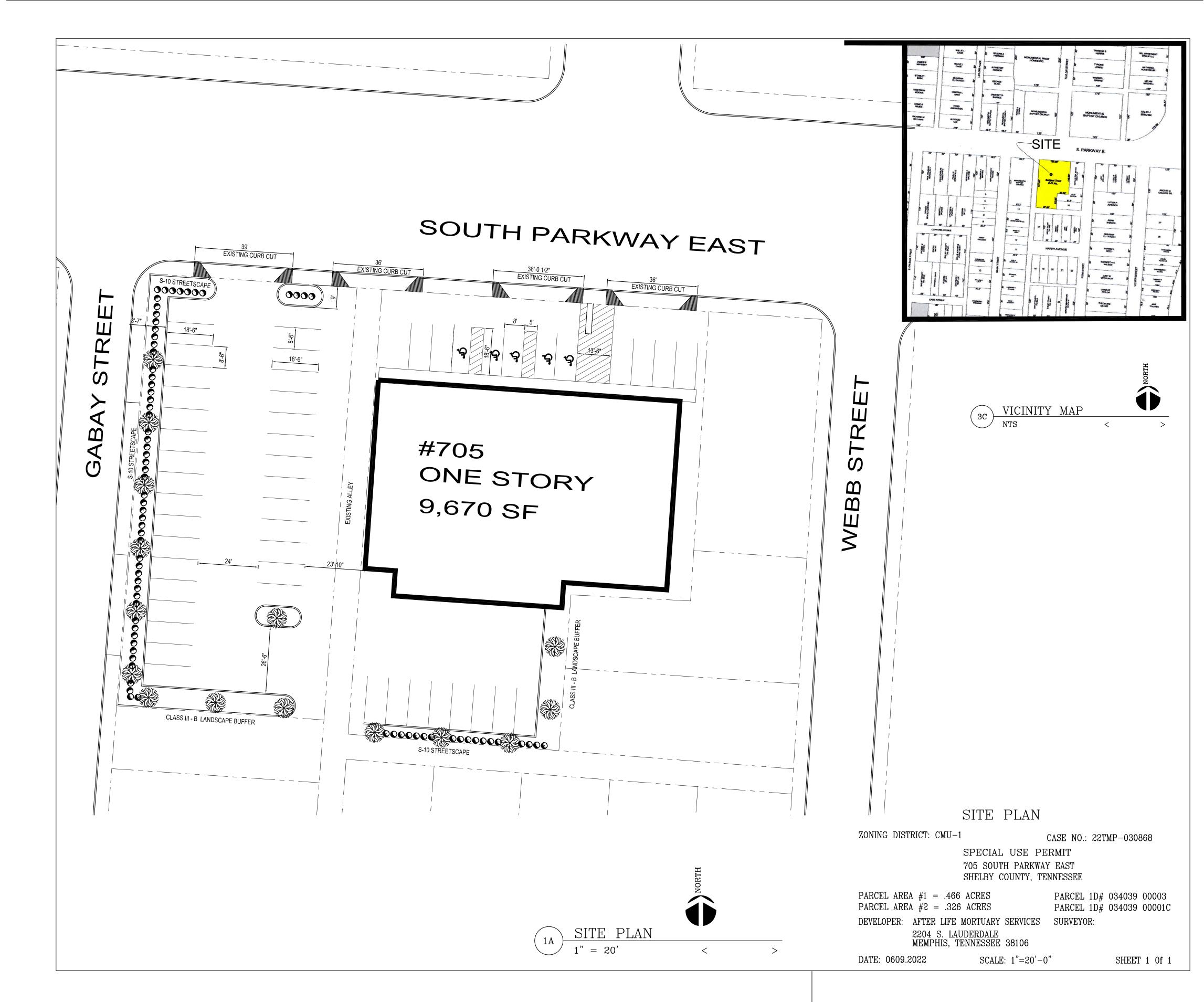
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Vicinity Map SHELBY COUNTY TAX SALE S. PARKNAY E. WILLIE J SUMMERALL SR. WILLIE L CAGE WILLIAM A HILL INVESTMENT GROUP LLC MAYESKY TYRONE JONES ALSHEVISE HUDSON NATHANIEL HOUSTON SR. GHASSAN EL-TAYECH MELVIN GEORGE ANNIE MONUMENTAL BAPTIST CHURCH KALID J IBRAHIM ALI H HAIMED S. PARKWAY E. S. PARKWAY E. SOLLING MONUMENTAL BAPTIST CHURCH ROBERT M STIFOLTER ARCHIE M COLLINS SR. PATTON ESTATE OF ADAM KHEDER 3 105 CLIFFORD AVENUE GHASSAN EL-TAYECH SHELBY COUNTY TAX SALE SHELBY COUNTY TAX SALE STACE HARRY AVENUE 13 BARRIS D REED CASSANDRA LEBLEY YOUNG JR. MCCOOY JR JUDY M UPCHURCH THERESA A WALLANIH EADS AVENUE THURMOND WELLAMS GENE TOLLNER GERALDINE S ROGERS CORA B HARRIS REVOCABLE TRUST SIMS AVENUE E. WALDORF AVENUE JOHN H ROGERS E. WALDORF AVENUE WALTER J BOOKER III E. WALDORF AVENUE Date: 04/26/22 Prepared By: 300 300 600 Feet Property Research Data PRD Job #22-022

Vicinity Map S. PARKWAY E. S. PARKWAY E. S. PARKWAY E. Subject Tract 0.41 Ac. 11 CLIFFORD AVENUE HARRY AVENUE 22 EADS AVENUE SIMS AVENUE E.WALDORF AVENUE E. WALDORF AVENUE E. WALDORF AVENUE Date: 04/26/22 Prepared By: Property Research Data PRD Job #22-022 300 300 600 Feet

Anderson Derwine And Taylar Anderson 3980 Paula Drive Memphis, TN 38116-5726 Anderson Terri 1445 LeFlore Place Memphis, TN 38106-4621 Bailey Johnny And Doris A Bailey 1486 Victor Street Memphis, TN 38106-5646

Barbee Jamesetta 5371 Sunstone Cove Memphis, TN 38109-6357 Beauregard Marjorie Estate Of 708 Sims Avenue Memphis, TN 38106-5622 Benitez-Martinez Doreen 1618 Waverly Avenue Memphis, TN 38106-2424

Bobo Stanley And Marilyn Mitchell 1432 S. Orleans Street Memphis, TN 38106-4619

Booker Walter J III 565 Wells Avenue Memphis, TN 38107-3834 Boyd Joe And Julia B Leonard 2390 Drake Street Memphis, TN 38106-8057

Cage Willie L & Laeunice 1427 LeFlore Place Memphis, TN 38106-4621 Campbell Christine M 664 E. Waldorf Avenue Memphis, TN 38106-5642 Cannoka LLC P O Box 530 Southaven, MS 38672-0006

Carysfort Reef LLC 301 Thelma Drive, Ste. 520 Casper, WY 82609-2325 Cohran Jeffery 5085 Oak Meadow Avenue Bartlett, TN 38134-5221 Collins Archie M Sr. And Amanda Bachman 4791 Stage Road Memphis, TN 38128

Collins Lacy 1417 S. Lauderdale Street Memphis, TN 38106-4503 Consepcion Juan R Jr. 18333 Main Street Hesperia, CA 92345-6386 Davis J C & Nathelia 1494 Gabay Street Memphis, TN 38106-5610

Davis Whitney N 8911 Valley Mill Drive Arlington, TN 38002-4349 Devlaliwalla Berzin 1128 Hunters Lake Drive Cordova, TN 38018Eaton Phoebe M And Phyllis E Weaver 1380 Wilson Street Memphis, TN 38106-3639

El-Tayech Ghassan 2145 Littlemore Parkway Cordova, TN 38016 EMPE LLC 4474 Weston Road, Ste. 207 Davie, FL 33331-3195 England Trent 970 Catbird Court, Ste. 2 Memphis, TN 38119

EPOCF3A LLC 2301 E. Riverside Drive, Apt. A Austin, TX 78741-3116 Fabland Investments LLC 29786 Ventnor Court Hayward, CA 94544-6562 Foster William T And Leslie Jones 703 Harry Avenue Memphis, TN 38106-5615

Freeman Jimmy 1487 Gabay Street Memphis, TN 38106-5609 Freeman Maria T 730 SW 68th Terrace Pembroke Pines, FL 33023-1181 Freeman William A P O Box 2972 West Memphis, AR 72303-2972 5160

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Gaines Lucille 3660 Graves Road Memphis, TN 38116 GFM Investments LLC 2669 Lamar Avenue, Ste. 1 Memphis, TN 38118-4329 Goliday Gene And Earnest Goliday Jr. 4345 S. Germantown Road Memphis, TN 38125-2909

Gorton Jessica 5381 Fox Lake Lane, Apt. 5 Memphis, TN 38115-2854 Gray Annie M L And Devondria D 1486 Gabay Street Memphis, TN 38106-5610 Gray Brenda And Janie Gray 1475 S. Orleans Street Memphis, TN 38106-5637

Greenfield Paula R 63 W. Wieuca Road, Unit 7 Atlanta, GA 30342-3287 Gund George 1348 Sanoma Drive Altadena, CA 91001-3249 Haimed Ali H 741 S Parkway E Memphis, TN 38106

Hamilton Diamond 1095 Dover Road Pontiac, MI 48341-2350 Harris Cora B Revocable Trust 3101 E. Raines Road Memphis, TN 38109 Harris Dollie M Living Trust 829 Cyrene Street Carson, CA 90746-3017

Harris Tanishia S & Courtney H 3529 Clayphil Avenue Memphis, TN 38111-5711 Harris Wardell & Didentry 1436 Taylor Street Memphis, TN 38106-4630 Hart Vontina L 1441 LeFlore Place Memphis, TN 38106-4621

Hill Investment Group LLC 4857 Davis Grove Boulevard Olive Branch, MS 38654-5645 Houston Nathaniel Sr. And Lana J Houston 3822 Mary Lee Drive Memphis, TN 38116-5236 Hudson Alshevise 426 N. Front Street, Unit 305 Memphis, TN 38103-1550

Ibrahim Kalid J 742 S Parkway E Memphis, TN 38106-5604 Ismail Qani 4005 Indiana Avenue Nashville, TN 37209-2429 Isom Janice D 4984 Lions Gate Drive Memphis, TN 38116-7816

Jackson Annie 307 Barkwood Drive Memphis, TN 38109

Johnson Lutisa P 3517 Hicky Street Memphis, TN 38109-3531 Jones David 3991 Muirfield Drive Memphis, TN 38125-2505

Jones Tyrone P O Box 280122 Memphis, TN 38168-0122 Jordan Aaron & Ashley 2635 Salem Glen Xing Murfreesboro, TN 37128-6076 Keywave Real Estate Group LLC 8255 Macon Road, Ste. 1884 Cordova, TN 38018-1564

Kheder Adam 554 Reisling Terrqce Chula Vista, CA 91913 King Cleo 1412 Taylor Street Memphis, TN 38106-4630

Lacy William H 4395 Revere Cove Memphis, TN 38125

Memphis, TN 38111-1722 Miller Theodore & Mary H Memphis City Of McDade Shantell 514 Whiteville Avenue 125 N. Main Street 5604 Puerto Vallarta Drive Memphis, TN 38109-5984 North Richland Hills, TX 76180-6560 Memphis, TN 38103-2026 Monumental Baptist Church Monumental Pride Homes Incoroprated Mitchell Melvin & Alice 704 S Parkway E 746 S Parkway E 704 S Parkway E Memphis, TN 38106-5603 Memphis, TN 38106-5603 Memphis, TN 38106-5653 Neuland Group LLC My American Realty LLC Moss Trease A 200 Biscayne Blvd. Way, Apt. 4310 4145 Leweir Street 5812 Grizzly Peak Drive Memphis, TN 38127-3342 Bakersfield, CA 93311-8925 Miami, FL 33131-2164 Phillips Oliver A & Luía M Patton Lillie

Parker Delorace 1490 Gabay Street 27 W. Norwood Avenue 754 Chestnut Avenue Memphis, TN 38106-5610 Memphis, TN 38109-2336 Memphis, TN 38106-5720

Phoenix GP LLC Pinkey Thomas Prude Ernie R 231 Bobrick Drive 1436 Far Drive 1444 S. Orleans Street Cordova, TN 38016-1696 Memphis, TN 38106-4619 Jackson, TN 38301-5604

Randolph Paul Douglas II Reddick Charish And Chris Busby Pugh William H 1026 Railton Road 1482 Victor Street 530 W. Raines Road Memphis, TN 38111-4018 Memphis, TN 38126 Memphis, TN 38109-4335

Rogers Geraldine S Reed Barris D Rhodes Lafester V And Diana Cox (RS) 1520 Gabay Street 1491 Victor Street 4404 Old Allen Road Memphis, TN 38106-5645 Memphis, TN 38106-5600 Memphis, TN 38128-1715

5260

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Rogers John H Estate Of 1527 Gabay Street Memphis, TN 38106-5609 Scott Emma D Estate Of 936 Ironwood Drive Montgomery, AL 36117-4491 Shelby County Tax Sale P O Box 2751 Memphis, TN 38101-2751

Smith Stacie 659 Clifford Avenue Memphis, TN 38106-5629 Stifolter Robert M 775 Kerr Avenue Memphis, TN 38106 Stovall Abayomi 3991 Muirfield Drive Memphis, TN 38125-2505

Summerall Willie J Sr. And Gail Summerall 752 S Parkway E Memphis, TN 38106-5653

Taylor Charlie 1507 Victor Street Memphis, TN 38106-5612

Tolliver Jane 1507 Marjorie Street Memphis, TN 38106-5729

TWI Lincoln School LLC 1471 Gensis Circle Memphis, TN 38106-5808 Underwood Laquinton 1497 Gabay Street Memphis, TN 38106-5609 Upchurch Judy M 9558 18th Bay Street Norfolk, VA 23518-6224

Williams Richard M 888 Kerr Avenue, Apt. 14 Memphis, TN 38106-5786 Williams Thurmond And Verdel Williams 1511 Gabay Street Memphis, TN 38106-5609 Wilson Earnest H S 2168 Forest Hill Court, Apt. 4 Memphis, TN 38134-5832

Woods Tedetrion 1436 S. Orleans Street Memphis, TN 38106-4619 Wright Lee C D B & Pauline 1749 Homedale Avenue Memphis, TN 38116-8530 Young Cassandra 1495 Marjorie Street Memphis, TN 38106-5729

Young Chester L & Brenda L 1121 Kyle Street Memphis, TN 38106-2405 Young Lesley Jr. 1493 Marjorie Street Memphis, TN 38106 Young Theresa A 1497 Marjorie Street Memphis, TN 38106-5729

Tenant	Tenant	Tenant
1414 LeFlore Place	1416 Taylor Street	1418 LeFlore Place
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1420 Taylor Street	1421 LeFlore Place	1424 LeFlore Place
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1425 Taylor Street	1427 LeFlore Place	1428 LeFlore Place
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1428 S. Orleans Street	1429 LeFlore Place	1432 S. Orleans Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1432 Taylor Street	1433 LeFlore Place	1434 LeFlore Place
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1436 S. Orleans Street	1436 Taylor Street	1438 LeFlore Place
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1441 LeFlore Place	1444 S. Orleans Street	1445 LeFlore Place
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1448 S. Orleans Street	1473 S. Orleans Street	1473 Webb Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1475 Gabay Street	1475 S. Orleans Street	1475 Victor Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1477 Gabay Street	1477 Marjorie Street	1477 Webb Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106

Tenant	Tenant	Tenant
1479 Gabay Street	1480 Gabay Street	1480 Miller Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1481 Gabay Street	1481 Victor Street	1482 Gabay Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1482 Miller Street	1482 Victor Street	1485 Gabay Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1485 S. Orleans Street	1486 Gabay Street	1486 Victor Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1487 Gabay Street	1487 Marjorie Street	1487 Victor Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1489 S. Orleans Street	1490 Gabay Street	1491 Marjorie Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1491 Victor Street	1493 Marjorie Street	1493 S. Orleans Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1494 Gabay Street	1495 Marjorie Street	1497 Gabay Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1497 Marjorie Street	1497 Victor Street	1498 Gabay Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant 1498 Miller Street	Tenant	Tenant

1498 S. Orleans Street

Memphis, TN 38106

1501 Victor Street

Memphis, TN 38106

1498 Miller Street Memphis, TN 38106

Tenant	Tenant	Tenant
1503 Gabay Street	1503 Marjorie Street	1504 Gabay Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1507 Gabay Street	1507 Marjorie Street	1507 Victor Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1510 Gabay Street	1511 Gabay Street	1511 Victor Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1515 Marjorie Street	1515 Victor Street	1516 Gabay Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1520 Gabay Street	1521 Victor Street	1524 Gabay Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
1527 Gabay Street	1527 Victor Street	1528 Gabay Street
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant 651 S Parkway E Memphis, TN 38106	Tenant 658 Clifford Avenue Memphis, TN 38106	Tenant 658 Eads Avenue Memphis, TN 38106
Tenant 659 Clifford Avenue Memphis, TN 38106	Tenant 661 Eads Avenue Memphis, TN 38106	Tenant 661 S Parkway E Memphis, TN 38106
Tenant	Tenant	Tenant
662 Clifford Avenue	662 Eads Avenue	665 Clifford Avenue
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
665 S Parkway E	666 Clifford Avenue	668 Clifford Avenue
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106

Tenant 668 Eads Avenue Memphis, TN 38106	Tenant 669 Clifford Avenue Memphis, TN 38106	Tenant 669 Eads Avenue Memphis, TN 38106
Tenant	Tenant	Tenant
669 S Parkway E	670 Eads Avenue	675 S Parkway E
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
679 S Parkway E	682 S Parkway E	684 S Parkway E
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
685 S Parkway E	690 S Parkway E	691 S Parkway E
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
695 Harry Avenue	695 Sims Avenue	696 Harry Avenue
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant	Tenant	Tenant
696 Sims Avenue	699 Harry Avenue	700 Harry Avenue
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106
Tenant 703 Harry Avenue Memphis, TN 38106	Tenant 703 Sims Avenue Memphis, TN 38106	Tenant 704 S Parkway E Memphis, TN 38106
Tenant 706 Harry Avenue Memphis, TN 38106	Tenant 706 Sims Avenue Memphis, TN 38106	Tenant 707 Harry Avenue Memphis, TN 38106
Tenant 708 Harry Avenue Memphis, TN 38106	Tenant 708 Sims Avenue Memphis, TN 38106	Tenant 709 Harry Avenue Memphis, TN 38106
Tenant	Tenant	Tenant
709 Sims Avenue	721 S Parkway E	723 S Parkway E
Memphis, TN 38106	Memphis, TN 38106	Memphis, TN 38106

Tenant 727 S Parkway E Memphis, TN 38106 Tenant 729 S Parkway E Memphis, TN 38106 Tenant 735 S Parkway E Memphis, TN 38106

Tenant 741 S Parkway E Memphis, TN 38106 Tenant 742 S Parkway E Memphis, TN 38106 Tenant 745 S Parkway E Memphis, TN 38106

Tenant 746 S Parkway E Memphis, TN 38106 Tenant 748 S Parkway E Memphis, TN 38106 Tenant 750 S Parkway E Memphis, TN 38106

Tenant 752 S Parkway E Memphis, TN 38106 Tenant 775 Kerr Avenue Memphis, TN 38106



As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

151039 1 _{0/14/2015}	
2 PGS	08:56 AM
LYNDAL 138390Z-15103930	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	10.00
DP FEE	
REGISTER'S FEE	2.00
WALK THRU FEE	0.00
TOTAL AMOUNT	0.00
TOM LEATHERW REGISTER OF DEEDS SHELBY CO	OOD UNTY TENNESSEE

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 15103930

This Instrument Prepared by and return to: Charles E. Carpenter, Esquire Three Eight Six Beale Street Memphis, TN 38103

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Monumental Redevelopment Corporation, a Tennessee not-for-profit Corporation, party of the first part, of the County of Shelby and State of Tennessee for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt and legal sufficiency of which is acknowledged, does hereby release, remise, quit claim and convey unto Monumental Baptist Church, a Tennessee not-for-profit Corporation, party of the second part, all its right, title and interest in and to the following described real estate, to-wit:

Property lying and being in Shelby County, Tennessee and being more particularly described as follows:

Part of Lot 41, Kerr Tract and Part of Lot 2, F.E. Miller Subdivision as per plat recorded in Plat Book 7, page 18, in the Register's Office of Shelby County, Tennessee all in the City of Memphis Tennessee:

Beginning at a P.K. Nail in the intersection of the present south line of South Parkway East with the east line of an alley, said point being 92.5 feet eastwardly from the east line of Gabay Street; thence eastwardly with said present south line of South Parkway East 130 feet to an iron stake; thence southwardly parallel with Gabay Street 115 feet to an iron stake; thence westwardly parallel with South Parkway East 42.5 feet to an iron stake; thence southwardly parallel with Gabay Street 62 feet to an iron stake in the north line of an alley; thence westwardly with said north line of alley and first mentioned alley; thence northwardly with said east line of alley 177 feet to the point of beginning.

This being the same property conveyed to the Grantor by Warranty Deed recorded under Instrument No. KW9857 in the Register's Office of Shelby County, Tennessee.

This conveyance is made to evidence the restructuring of the legal ownership for the subject property between two exempt entities and is exempt pursuant to TCA 67-4-409 (a)(5).

IN TESTIMONY WHEREOF I have hereunto set my hand and seal this 8th day of October A.D. 2015.

NATE D

MONUMENTAL REDEVELOPMENT CORPORATION

James Short Director

BY: William Hudsen

William Hudson, Director

STATE OF TENNESSES COUNTY OF SHELBY

Before me, the undersigned Notary Public of the State and County, personally appeared **James Short and William Hudson**, acting on behalf of and solely in their capacities as Directors of Monumental Redevelopment Corporation, a Tennessee not-for-profit Corporation, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the above instrument for the purposes therein contained, and who further acknowledged that they are authorized to execute this instrument on behalf of the Corporation.

WITNESS my hand and seal this 8th day of October 2015.

ENNESSEE

CON

Mauly Caryent
Notary Public

My commission expires: 42 2018

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 15103930

Mail Tax Bill to: Monumental Baptist Church.

704 S. Parkway East Memphis, TN 38106 Property Address: 705 S. Parkway East

Memphis, TN 38106

Tax Parcel Number: 034-039-00003

We hereby swear or affirm that to the best of affiant knowledge, information, and belief, the actual consideration for this

transfer is - EXEMPT.

James Short, Affiant

William Hudson, Affiant

Subscribed and sworn to before me this the 8th day of October 2015.

iration: Xanuary 27, 2018

Grantor/Owner: Monumental Redevelopment Corporation

705 S. Parkway E.

Memphis, Tennessee 38106

antee: / Monumental Baptist Church

704 S. Parkway E.

Memphis, Tennessee 38106

WARRANTY DE	ED	STATE OF TENNESSEE COUNTY OF SHELL THE ACTUAL CONSIDE IS GREATER, FOR THIS T	BY RATION OR VALUE, WHICHEVER
			N TO BEFORE ME THIS THE
•		MY COMMISSION EXPIRE	
THI Kyles & Associates, P.C., S 38103		WAS PREPARED I Jefferson Avenue	BY The state of th
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	<u>. </u>	MAP-PARCEL NUMBERS
Trustees of and for Monumen	talTri-State H	Rank of Memohis	034-039-00001-C
(NAME)	bulli buub	(NAME)	032 033 00002 0
691 S. Parkway E.	P.O. Box 20	007	
(ADDRESS)		(ADDRESS)	
Memphis, TN	Memphis, T		
(CTTY) (STATE) (ZIP)	(CTTY)	(STATE)	(ZIP)
FOR AND CONSIDERATION OF THE S GRANTEES, AND OTHER GOOD AND VA EDGED, WE. Barbara Davis, Att	ALUABLE CONSIDE	RATIONS, THE RECEIPT	OF WHICH IS HEREBY ACKNOWL-

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYUNTO Trustees of and for Monumental Baptist Church

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Shelby

Lots 155, 156 and Part of Lot 157, Judah Gabay Subdivision in the City of Memphis, as per plat recorded in Plat Book 4, Page 77, in the Register's Office of Shelby County, Tennessee.

This being the same property conveyed to Edward Davis and wife, Henrene C. Davis, John W. Davis and wife, Billye Clay Davis and Sylvester Davis and wife, Laura Davis by Special Warranty Deed recorded as Instrument No. J8-3579. The said Billye Clay Davis wife of John W. Davis died on or about September 21, 1989.

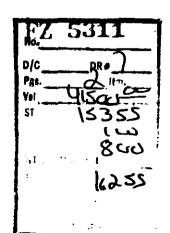
This also being the same property conveyed to the grantor by Quit Claim Deeds recorded under Instrument Nos. Z9-6358 and Z8-1507 in the said Register's Office.

This property is unencumbered except for 1996 County taxes not yet due and payable, subdivision restrictions, building lines and easements of record.

This is improved (🥕 property, known as 🚾	691 S. Parkway (House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)
TO HAVE AND TO HOLD the said tract		•			•
and assigns forever; and we do covenant with t and the same is unencumbered, unless oth		•	•	• •	
	said GRANTEES their hei	irs and assigns, again	ast the lawful claims of a	all persons whomsoeve	r. Wherever used, the
•	•			•	
	•			•	•
ingular number shall include the plural, th	•			•	1996
ingular number shall include the plural, th	e plural the singular, and t	he use of any gende	r shall be applicable to	all genders.	
Witnessha	e plural the singular, and the singular	he use of any gende	r shall be applicable to	all genders.	
Forever defend the title to the said land to the singular number shall include the plural, the witness	e plural the singular, and the singular	he use of any gende	r shall be applicable to	all genders.	

STATE OF TENNESSEE			A STATE OF THE PARTY OF THE PAR
COUNTY OF SHELBY			The second second
Personally appeared before me,	the undersigned	$\mathcal{P}_{\mathcal{C}}$	ar Notary Public is said the
said County and State, the within named	Barbara Davis, Atto	rney-in-fact and fo	John W. Davis
	<u> </u>		312 344 24-FR-
			Service Servic
	he purposes therein contained. Witness a tessoc, this15thday of	ry band and official scal at	Memoria s
Commission expires $6-8-9$		Notary P	No.
STATE OF TENNESSEE COUNTY OF Before me,			a Notary Public within and for the
State and County aforesaid, personally appea	red		
and		with whom I	
uponouth(s) acknowledged	to be the		
and for	spectively of the		
the within named bargainor, and corporation	, and that as such		
and	b	eing authorized so to do, execute the	foregoing instrument for the
purposes therein contained by signing the na	me of the corporation, by the said		
as such	, and attesting the same by the sa	id	
as such			
Witness my hand and official scal at offic			this the
day of 19	•		
My commission expires			
•		Notary Po	blic

Page 2 of 2



FZ5311

SHELBY COUNTY REGISTER OF DEEDS 96 JUL 24 PM 2: 43



September 9, 2022

AFTER LIFE MORTUARY SERVICES 2207 South Lauderdale Memphis, TN 38106

Sent via electronic mail to: contact@almsofmemphis.org

Case Number: SUP 22-022

LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, September 8, 2022, the Memphis and Shelby County Land Use Control Board recommended *approval* of your special use permit application to allow the use of an existing structure located at 705 and 691 South Parkway East for funeral and mortuary services within the CMU-1 Zoning District, subject to the following conditions:

- 1. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The applicant shall be responsible for any reconstruction or repair necessary to meet City standards.
- 2. All refuse containers shall be completely screened from view from all adjacent properties and all public right-of-way.
- 3. No window signs, banner signs, roof signs, feather signs, reader board signs, changeable copy signs, portable signs, or temporary signs shall be permitted.

This application will be forwarded, for final action, to the Council of the City of Memphis. The Council will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

It is the applicant's responsibility to contact the City Council Records Office to determine when the application is scheduled to be heard at committee and in public session. The City Council Records Office may be reached at (901) 636-6792.

If for some reason you choose to withdraw your application, a letter should be mailed to the Land Use and Development Services Department of the Division of Planning and Development at the address provided above or emailed to the address provided below.

Letter to Applicant SUP 22-022

If you have questions regarding this matter, please feel free to contact me at (901) 636-6619 or via email at seth.thomas@memphistn.gov.

Respectfully,

Seth Thomas

Municipal Planner

Land Use and Development Services
Division of Planning and Development

Jehr Man

Cc: Delinor Smith, Smith Building Design

File

Ordinance No.	
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AN ORDINANCE TO AMEND ORDINANCE NO. 5670 OF THE CITY OF MEMPHIS, RELATIVE TO THE CREATION, APPOINTMENT AND REGULATION OF CITY COUNCIL STAFF POSITIONS AND CLASSIFICATIONS

WHEREAS, the Memphis City Council adopted Ordinance No. 5219 effective October 16, 2007 over the veto of then Mayor Willie Herenton to insure a separation of powers between the executive and legislative branches of government pursuant to the Council's broad legislative authority under the City's Charter to establish rules and regulations to govern the affairs of the Council, including the creation, appointment and regulation of its own staff; and

WHEREAS, Ordinance No. 5219 provided that the Memphis City Council, alone, has the authority to create, appoint, and regulate its own staff; and

WHEREAS, the Council repealed Ordinance No. 5219 in its entirety, and adopted Ordinance No. 5670 in lieu thereof to confirm all then existing staff positions and to authorized the creation of new positions and classifications; and

WHEREAS, Ordinance No. 5670 also reiterated the Council's authority to create, appoint and regulate other positions and classifications as determined necessary by the Council Chairman and the Council; and

WHEREAS, consistent with Ordinance No. 5670, the Council desires to clarify that the Council Chairman has the authority to create additional staff positions and classifications on a full-time, part-time or independent contractor basis for person(s) that possess expertise and experience in specialized and technical matters such as auditing, municipal finance and budgeting and/or financial advisory services; and

WHEREAS, in order to achieve this objective, the Memphis City Council seeks to amend Ordinance No. 5670 to clarify the Chairman's authority to create an additional Council staff position and classification for a Financial Advisor and to take the necessary steps to make the necessary appointment for such position.

SECTION 1. NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS that consistent with the City's Charter and Ordinance No. 5670 of the City of Memphis, Tennessee, Sections 1 (a) and (d) thereof are hereby amended and restated to read as follows:

Section 1. Council Staff Positions and Classifications.

The Memphis City Council does hereby ordain that the Council alone shall create, appoint and regulate its own staff as hereinafter set forth and as it determines from time to time:

- a. The classifications of the Council's staff, which shall be as follows: Council Attorney, Chief of Staff, Deputy Chief of Staff, Chief Security Officer, Legislative Analysts and Executive Assistants, and other positions and classifications as determined necessary by the Council Chairman and approved by the Council from time to time, including but not limited to positions that require expertise and experience in specialized and technical matters such as auditing, municipal finance, municipal budgeting and/or financial advisory services;
- d. The Chairman of the Council shall have the authority to determine if any person appointed to a vacant staff position or classification shall be on a full-time, part-time or independent contractor basis and to determine the compensation of the Council's staff from time to time, which shall be included in the Council's annual budget approved by the Council.

SECTION 2. BE IT FURTHER ORDAINED, that as amended hereby all other provisions of Ordinance No. 5670 are hereby ratified and continued in full effect and any provisions of Ordinance No. 5670 inconsistent herewith are repealed.

SECTION 3. BE IT FURTHER ORDAINED, that the provisions of this Ordinance are hereby severable. If any of the sections, provisions, sentences, clauses, phrases, or parts are held unconstitutional or void, the remainder of this Ordinance shall continue in full force and effect.

SECTION 4. BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF MEMPHIS, that this ordinance shall take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of Mayor in writing by the comptroller and become effective as otherwise provided by law.

Sponsor:

Chase Carlisle

CITY OF MEMPHIS COUNCIL AGENDA CHECK OFF SHEET

Planning & Development ONE ORIGINAL **DIVISION** ONLY STAPLED | Planning & Zoning COMMITTEE: 10/18/2022 **|TO DOCUMENTS|** DATE PUBLIC SESSION: 10/18/2022 DATE ITEM (CHECK ONE) X REQUEST FOR PUBLIC HEARING ORDINANCE Zoning ordinance amending Ordinance No. 5367 of Code of Ordinance, City of Memphis, Tennessee, adopted ITEM CAPTION: on August 10, 2010, as amended, known as the Memphis and Shelby County Unified Development code, to authorize a zoning use district reclassification for land located at the northwest corner of North Second Street and Hickory Avenue. By taking the land out of the Commercial Mixed Use - 3 (CMU-3) and Employment (EMP) Use District and including it in the Residential Urban – 3 (RU-3) Use District, known as case number Z 22-007 CASE NUMBER: Z 22-007 Northwest corner of North Second Street and Hickory Avenue LOCATION: COUNCIL DISTRICTS: District 7 and Super District 8 – Positions 1, 2, and 3 Memphis and Shelby County Community Redevelopment Agency OWNER/APPLICANT: Cindy Reaves on behalf of SR Consulting, LLC REPRESENTATIVES: Rezoning of +/-1.26 acres from Commercial Mixed Use - 3 (CMU-3) and Employment (EMP) to Residential REQUEST: Urban - 3 (RU-3)The Division of Planning and Development recommended Approval RECOMMENDATION: The Land Use Control Board recommended Approval RECOMMENDED COUNCIL ACTION: Public Hearing Required Set date for first reading - October 18, 2022 Second reading - November 1, 2022 Third reading - November 15, 2022 PRIOR ACTION ON ITEM: APPROVAL - (1) APPROVED (2) DENIED 09/08/2022 DATE ORGANIZATION - (1) BOARD / COMMISSION (1) Land Use Control Board (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE FUNDING: REQUIRES CITY EXPENDITURE - (1) YES (2) NO AMOUNT OF EXPENDITURE REVENUE TO BE RECEIVED SOURCE AND AMOUNT OF FUNDS OPERATING BUDGET CIP PROJECT # FEDERAL/STATE/OTHER **POSITION** 22 PRINCIPAL PLANNER DEPUTY ADMINISTRATOR ADMINISTRATOR DIRECTOR (JOINT APPROVAL) COMPTROLLER FINANCE DIRECTOR CITY ATTORNEY CHIEF ADMINISTRATIVE OFFICER **COMMITTEE CHAIRMAN**



Memphis City Council Summary Sheet

Z 22-007

ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF CODE OF ORDINANCE, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, TO AUTHORIZE A ZONING USE DISTRICT RECLASSIFICATION FOR LAND LOCATED AT THE NORTHWEST CORNER OF NORTH SECOND STREET AND HICKORY AVENUE. BY TAKING THE LAND OUT OF THE COMMERCIAL MIXED USE — 3 (CMU-3) AND EMPLOYMENT (EMP) USE DISTRICTS AND INCLUDING IT IN THE RESIDENTIAL URBAN — 3 (RU-3) USE DISTRICT, KNOWN AS CASE NUMBER Z 22-007

- Approval of this zoning district reclassification will be reflected on the Memphis and Shelby County Zoning Atlas; and
- No contracts are affected by this item; and
- No expenditure of funds/budget amendments are required by this item.

LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on *Thursday, September 8, 2022*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: Z 22-007

LOCATION: Northwest corner of North Second Street and Hickory Avenue

COUNCIL DISTRICT(S): District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Memphis and Shelby County Community Redevelopment Agency

REPRESENTATIVE: Cindy Reaves on behalf of SR Consulting, LLC

REQUEST: Rezoning of +/-1.26 acres from Commercial Mixed Use – 3 (CMU-3)

and Employment (EMP) to Residential Urban – 3 (RU-3)

The following spoke in support of the application: None

The following spoke in opposition of the application: None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval of the application.

The motion passed by a unanimous vote of 9-0 on the consent agenda.

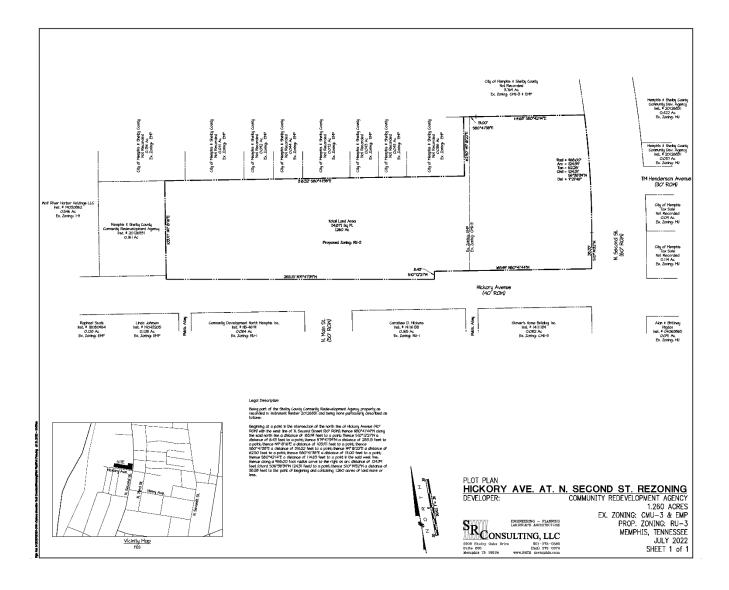
Respectfully,

Kendra Cobbs

Kendra Cobbs, AICP, CNU-A
Principal Planner
Land Use and Development Services
Division of Planning and Development

Cc: Committee Members
File

PLOT PLAN



ORDINANCE NO:	
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ZONING ORDINANCE AMENDING ORDINANCE NO. 5367 OF CODE OF ORDINANCE, CITY OF MEMPHIS, TENNESSEE, ADOPTED ON AUGUST 10, 2010, AS AMENDED, KNOWN AS THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, TO AUTHORIZE A ZONING USE DISTRICT RECLASSIFICATION FOR LAND LOCATED AT NORTHWEST CORNER OF NORTH SECOND STREET AND HICKORY AVENUE BY TAKING THE LAND OUT OF THE COMMERCIAL MIXED USE – 3 (CMU-3) AND EMPLOYMENT (EMP) USE DISTRICTS AND INCLUDING IT IN THE RESIDENTIAL URBAN – 3 (RU-3) USE DISTRICT, KNOWN AS CASE NUMBER Z 22-007

WHEREAS, a proposed amendment to the Memphis and Shelby County Unified Development Code, being Ordinance No. 5367 of the Code of Ordinances, City of Memphis, Tennessee, as amended, has been submitted to the Memphis and Shelby County Land Use Control Board for its recommendation, designated as Case Number: Z 22-007; and

WHEREAS, the Memphis and Shelby County Land Use Control Board has filed its recommendation and the Division of Planning and Development has filed its report and recommendation with the Council of the City of Memphis; and

WHEREAS, the Council of the City of Memphis has reviewed the aforementioned amendment pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said amendment is consistent with the Memphis 3.0 General Plan; and

WHEREAS, the provisions of the Code of Ordinances, City of Memphis, Tennessee, as amended, relating to the proposed amendment, have been complied with.

NOW THEREFORE, BE IT ORDAINED, BY THE COUNCIL OF THE CITY OF MEMPHIS:

SECTION 1:

THAT, the Memphis and Shelby County Unified Development Code, Ordinance No. 5367 of the Code of Ordinances, City of Memphis, as amended, be and the same hereby is amended with respect to Use Districts, as follows:

BY TAKING THE FOLLOWING PROPERTY OUT OF THE COMMERCIAL MIXED USE – 3 (CMU-3) AND EMPLOYMENT (EMP) USE DISTRICT AND INCLUDING IT IN THE RESIDENTIAL URBAN – 3 (RU-3) USE DISTRICT.

The following property located in the City of Memphis, Tennessee being more particularly described as follows:

PARCEL 14

0 NORTH SECOND -PARCEL ID # 022-001-00014

PART OF LOT 93, FREEMAN AND BRINKLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 131, AND BEING MORE PARTICULARLY DESCRIBED IN WARRANTY DEED AT 1988-405, AND FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY WARRANTY DEED AT BOOK 1988, PAGE 405 DATED JUNE 17, 1948 AND FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

WITH EXCEPTIONS TO TITLE- EASEMENT OF RECORD AT PLAT BOOK 3, PAGE 113, FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

PARCEL 15

0 N SECOND, MEMPHIS, TN- TAX PARCEL ID: 022-001-00015

PART OF LOTS 90, 91,92 AND 93, OF FREEMAN & BRINKLEY SUBDIVISION, OF PART OF CHEEK AND PATE SUBDIVISION IN COUNTRY LOT 535 AS PER PLAT OF RECORD IN PLAT BOOK 2, PAGE 131, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A CHISEL MARK CUT IN THE CONCRETE SIDEWALK IN THE INTERSECTION OF THE WEST LINE OF NORTH SECOND STREET WITH THE NORTH LINE OF HICKORY AVENUE, THENCE NORTHWARDLY WITH SAID WEST LINE OF NORTH SECOND STREET 162.5 FEET TO A CHISEL MARK CUT IN SAID CONCRETE SIDEWALK; THENCE WESTWARDLY PARALLEL WITH HICKORY AVENUE 120 FEET TO THE EAST LINE OF AN ALLEY; THENCE SOUTHWARDLY WITH SAID EAST LINE OF ALLEY 89.3 FEET TO A STAKE; THENCE EASTWARDLY PARALLEL WITH HICKORY AVENUE 30.8 FEET TO A STAKE; THENCE SOUTHWARDLY PARALLEL WITH NORTH SECOND STREET73.2 FEET TO A STAKE IN THE NORTH LINE OF HICKORY AVENUE; THENCE EASTWARDLY WITH NORTH LINE OF HICKORY AVENUE 89.2 FEET TO THE BEGINNING.

LESS AND EXCEPT THAT PART OF LOT 93 CONVEYED TO THE CITY OF MEMPHIS AND DESCRIBED IN WARRANTY DEED OF RECORD IN BOOK 1988, PAGE 405, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON, BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 0463868 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 16

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00016

PART OF LOTS 90 THROUGH 92, FREEMAN AND BRINKLEY'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 131, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE IN THE NORTH LINE OF HICKORY AVENUE 89.2 FEET WESTWARDLY FROM THE WEST LINE OF NORTH SECOND STREET; THENCE WESTWARDLY WITH SAID NORTH LINE OF HICKORY AVENUE 30.8 FEET TO THE EAST LINE OF AN ALLEY; THENCE NORTHWARDLY WITH THE EAST LINE OF SAID ALLEY 73.2 FEET TO A STAKE; THENCE EASTWARDLY PARALLEL WITH HICKORY AVENUE 30.8 FEET TO A STAKE; THENCE SOUTHWARDLY 73.2 FEET TO THE POINT OF BEGINNING.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005384 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 17

114 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00017

LOTS 94 AND 95, FREEMAN AND BRINKLEY SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 131, IN THE REGISTER'S OFFICE, SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

LESS & EXCEPT THAT PART RETAINED BY THE CITY OF MEMPHIS & THE COUNTY OF SHELBY, AS SHOWN ON TAX MAP AS PARCEL NO. 022-001-00013.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 11036917 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 18

112 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00018

LOT 96 IN FREEMAN'S AND BRINKLEY'S SUBDIVISION, PART OF COUNTRY LOT 535, AS RECORDED MAY 12, 1891, IN PLAT BOOK 2, PAGE 131, HAVING A FRONTAGE OF30 FEET ON THE NORTH SIDE OF HICKORY (FORMERLY BRINKLEY) STREET, AND

EXTENDING BACK BETWEEN PARALLEL LINES 1621/2 FEET.

LESS AND EXCEPT: PART SOLD AT 2029-440 PART OF LOT 96, FREEMAN AND BRINKLEY SUBDIVISION, AS OF RECORD IN PLAT BOOK 2, PAGE 131, IN THE OFFICE OF THE REGISTER OF SHELBY COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 96, SAID POINT BEING 100 FEET NORTH OF THE NORTH LINE OF HICKORY AVENUE; RUNNING THENCE NORTHWARDLY 62.5 FEET TO THE NORTH LINE OF LOT 96; THENCE WESTWARDLY 30 FEET TO THE WEST LINE OF LOT 96; THENCE SOUTHWARDLY 62.5 FEET; THENCE EASTWARDLY 30 FEET TO THE POINT OF BEGINNING. BEING A PART OF THAT PROPERTY DESCRIBED IN DEED OF RECORD IN BOOK 1982, PAGE 525, IN THE AFORESAID REGISTER'S OFFICE.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON OR BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 11036918 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 19

0 HICKORY AVENUE- (PARCEL ID# 022-001-00019)

THE SOUTH 100 FEET OF LOT 97, FREEMAN AND BRINKLEY SUBDIVISION AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2, PAGE 131, AND FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY TAX SALE #2, TRD 9413-3 DATED AUGUST 3, 1983 AS SHOWN IN THE CHANCERY COURT OF TENNESSEE FOR THE TENTH CHANCERY DIVISION AT MEMPHIS.

PARCEL 20

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00020

THE SOUTH 100 FEET OF LOT 98, FREEMAN AND BRINKLEY'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 131, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH SIDE OF HICKORY AVENUE 253 FEET WEST OF NORTH SECOND STREET; RUNNING THENCE WESTWARDLY ALONG THE NORTH LINE OF HICKORY STREET 50 FEET TO A POINT; RUNNING THENCE NORTHWARDLY 100 FEET TO A POINT; RUNNING THENCE SOUTHWARDLY 100 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO ALAN HIGDON & BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005383, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; EASEMENT OF RECORD AT BOOK 3178, PAGE 336 AND INSTRUMENT NO. CT 4870; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 21

SAID REPORT IS CONFIRMED IN ALL THINGS AS TO PARENT PARCEL 02200100000210, PARCEL NO(S).

02200100000210, PROPERTY LOCATION: 100 HICKORY.

LOT NO. S PT 99; ACRE(S): 0.0710

LOT SIZE: 31.0 X 1 00

LEGAL DESCRIPTION RECORDED IN THE SHELBY COUNTY REGISTER'S OFFICE:

W78337

FURTHER DESCRIBED AS:

THE SOUTH 110 FEET OF LOT 99, FREEMAN AND BRINKLEY'S SUBDIVISION OF 17 ACRES OF LOT 535, SAID LOT'S SOUTHEAST CORNER BEING LOCATED AT A POINT 290 FEET, MORE OR LESS, WEST OF SECOND STREET, FRONTING 31 FEET, MORE OR LESS, ON THE NORTH SIDE OF HICKORY AVENUE (FORMERLY KNOWN AS BRINKLEY STREET), AND RUNNING BACK NORTHWARDLY BETWEEN PARALLEL LINES 162 FEET, MORE OR LESS, AND BEING THE SAME PROPERTY AS THAT DESCRIBED IN DEED OF RECORD IN BOOK 4485, PAGE 227, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS DESCRIBED IN INSTRUMENT NO. W7-833 7. THE ABOVE DESCRIPTION IS THE SAME AS FOUND IN PRIOR DEED OF RECORD AS A BOUNDARY LINE SURVEY WAS NOT DONE AT THE TIME OF THIS CONVEYANCE.

PARCEL 22

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00022

THE SOUTH 100 FEET OF LOT 100, AND THE SOUTH 100 FEET OF THE EAST 8 FEET OF LOT 101, FREEMAN AND BRINKLEY'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 13 I, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF HICKORY STREET 334 FEET WEST OF THE WEST LINE OF NORTH SECOND STREET; SAID POINT BEING THE SOUTHEAST COMER OF LOT 100; RUNNING THENCE WEST ALONG THE NORTH LINE OF HICKORY STREET 39 FEET TO A POINT IN THE SOUTHEAST COMER OF THE PROPERTY CONVEYED BY DEED RECORDED IN BOOK 2781, PAGE 242 IN SAID REGISTER'S

OFFICE; RUNNING THENCE NORTHWARDLY 100 FEET TO A POINT; RUNNING THENCE EASTWARDLY 39 FEET TO A POINT; RUNNING THENCE SOUTHWARDLY 100 FEET TO A POINT IN THE NORTH LINE OF HICKORY STREET TO THE POINT OF BEGINNING.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005429 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

PARCEL 23

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00023

THE EAST 2 FEET OF LOT 102, WEST 23 FEET OF LOT 101, FREEMAN AND BRINKLEY'S SUBDIVISION, AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 131, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. AND BEING 25 FEET BY 100 FEET ON HICKORY.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005382 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; AND EASEMENT OF RECORD AT BOOK 2781, PAGE 242; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 24

0 HICKORY, MEMPHIS, TN- TAX PARCEL ID: 022-001-00024

THE WEST 29 FEET OF LOT 102, FREEMAN AND BRINKLEY SUBDIVISION, IN COUNTRY LOT 535 AS PER PLAT RECORDED IN PLAT BOOK 2, PAGE 131, OF THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF HICKORY STREET 385 FEET WEST OF THE WEST LINE OF NORTH SECOND STREET; SAID POINT BEING THE SOUTHEAST CORNER OF LOT 1 02; RUNNING THENCE WEST ALONG THE NORTH LINE OF HICKORY STREET 39 FEET TO A POINT IN THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED BY DEED RECORDED IN BOOK 2781, PAGE 242 IN SAID REGISTER'S OFFICE; RUNNING THENCE NORTHWARDLY 100 FEET TO A POINT; RUNNING THENCE EASTWARDLY 39 FEET TO A POINT; RUNNING THENCE SOUTHWARDLY 100 FEET TO A POINT IN THE NORTH LINE OF HICKORY STREET TO THE POINT OF BEGINNING.

BEING ONE AND THE SAME PROPERTY CONVEYED TO ALAN HIGDON AND BRITTNEY

HIGDON BY QUIT CLAIM DEED OF RECORD AT INSTRUMENT NO. 14005381 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO SUBDIVISION RESTRICTIONS, BUILDING LINES AND EASEMENTS OF RECORD IN PLAT BOOK 2, PAGE 131; ALL IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE; AND EXCEPT FOR 2021 SHELBY COUNTY TAXES AND 2021 MEMPHIS CITY TAXES, NOT NOW DUE OR PAYABLE, WHICH PARTY OF THE SECOND PART HEREBY ASSUMES AND AGREES TO PAY.

PARCEL 25

0 HICKORY AVENUE- (PARCEL ID# 022-001-00025)

THE EAST 22 1/2 FEET OF THE SOUTH 100 FEET OF LOT 103, FREEMAN AND BRINKLEY SUBDIVISION, AS SHOWN ON

PLAT OF RECORD IN PLAT BOOK 2, PAGE 131, AND FILED IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE, TO

WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY TAX SALE #2, TRD 9413-3 DATED AUGUST 3, 1983 AS

SHOWN IN THE CHANCERY COURT OF TENNESSEE FOR THE TENTH CHANCERY DIVISION AT MEMPHIS.

DESCRIPTION OF 23.743 ACRES, BEING PART OF THE LAWRENCE SYDNEY PEEK PROPERTY RECORDED IN INSTRUMENT NUMBER 05071347 IN THE SHELBY COUNTY REGISTER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SWINNEA ROAD (40.00 FOOT RIGHT-OF- WAY), SAID POINT BEING 3418.23' SOUTH OF THE CENTERLINE OF HOLMES ROAD; THENCE S 02°20'01" W A DISTANCE OF 50.00' TO THE POINT AT THE NORTHEAST CORNER OF THE MARSHA PEEK MONCRIEF PROPERTY (INSTRUMENT NO. 13125225); THENCE N 86°40'58" W ALONG THE NORTH LINE OF SAID MARSHA PEEK MONCRIEF PROPERTY A DISTANCE OF 2381.95' TO A POINT ON THE EAST LINE OF THE WILLIAM H. THOMAS, JR. PROPERTY (INSTRUMENT NO. 07072351); THENCE N 02°33'23" E ALONG THE EAST LINE OF SAID WILLIAM H. THOMAS, JR. PROPERTY A DISTANCE OF 80.00' TO A POINT ON THE NORTHEAST CORNER OF SAID WILLIAM H. THOMAS, JR. PROPERTY; THENCE N 87°34'35" W ALONG THE NORTH LINE OF SAID WILLIAM H. THOMAS, JR. PROPERTY A DISTANCE OF 255.18' TO A POINT ON THE SOUTHEAST CORNER OF THE ROBERT L. ROOP PROPERTY (INSTRUMENT NO. DF1609); THENCE N 02°24'39" E ALONG THE EAST LINE OF SAID ROBERT L. ROOP PROPERTY A DISTANCE OF 660.46' TO A POINT ON THE SOUTHWEST CORNER OF THE LAKEWOOD/HAMILTON CEMETERY, LLC PROPERTY (INSTUMENT NO. 11100872); THENCE S 87°41'31" W ALONG THE SOUTH LINE OF SAID CEMETERY A DISTANCE OF 1326.73' TO A POINT ON THE SOUTHWEST CORNER OF THE COPART OF TENNESSEE INC. PROPERTY (INSTRUMENT NO. 05053327); THENCE S 03°19'04" W A DISTANCE OF

709.76' TO A POINT; THENCE S 86°40'57" E A DISTANCE OF 1321.24' TO THE POINT OF BEGINNING, CONTAINING 1,034,224 SQUARE FEET OR 23.743 ACRES MORE OR LESS.

BOUNDARY

Being part of the Shelby County Community Redevelopment Agency property as recorded in Instrument Number 20126831 and being more particularly described as follows:

Beginning at a point in the intersection of the north line of Hickory Avenue (40' ROW) with the west line of N. Second Street (60' ROW); thence N80°41'44"W along the said north line a distance of 165.99 feet to a point; Thence S10°12'21"W a distance of 8.43 feet to a point; thence N79°47'39"W a distance of 283.15 feet to a point; thence N9°18'16"E a distance of 103.97 feet to a point; thence S80°41'38"E a distance of 316.52 feet to a point; thence N9°18'22"E a distance of 62.50 feet to a point; thence S80°41'38"E a distance of 13.00 feet to a point; thence S80°42'14"E a distance of 114.63 feet to a point in the said west line; thence along a 968.00 foot radius curve to the right an arc distance of 124.39 feet (chord S06°38'39"W 124.31 feet) to a point; thence S10°19'32"W a distance of 38.33 feet to the point of beginning and containing 1.260 acres of land more or less.

SECTION 2:

THAT, the Zoning Administrator of the Division of Planning and Development be, and is hereby directed to make the necessary changes in the Official Use District Maps to conform to the changes herein made; that all official maps and records of the Memphis and Shelby County Land Use Control Board and the City of Memphis be, and they hereby are, amended and changed so as to show the aforementioned amendment of the said Zoning Ordinance.

SECTION 3:

THAT, this ordinance take effect from and after the date it shall have been passed by the Council, signed by the Chairman of the Council, certified and delivered to the Office of the Mayor in writing by the comptroller, and become effective as otherwise provided by law.

ATTEST:

Division of Planning and Development

– Land Use and Development Services CC:

- Office of Construction Enforcement

Shelby County Assessor

//: ATTACHMENTS

dpd STAFF REPORT

AGENDA ITEM: 14

CASE NUMBER: Z 22-007 L.U.C.B. MEETING: September 8, 2022

LOCATION: Northwest Corner of North Second St. and Hickory Ave.

COUNCIL DISTRICT: District 7 and Super District 8 – Positions 1, 2, and 3

OWNER/APPLICANT: Memphis and Shelby County CRA

REPRESENTATIVE: Cindy Reaves on behalf of SR Consulting, LLC

REQUEST: Rezoning of +/-1.26 acres from Commercial Mixed Use – 3 (CMU-3) and

Employment (EMP) to Residential Urban – 3 (RU-3)

CONCLUSIONS

- 1. The request is to rezone +/- 1.26 acres from Commercial Mixed Use 3 (CMU-3) and Employment (EMP) to Residential Urban 3 (RU-3).
- 2. The subject site consists of thirteen parcels and is located at the northwest corner of North Second Street and Hickory Avenue.
- 3. The purpose of this request is to allow for future residential development.

CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 14-19 of this report.

RECOMMENDATION

Approval

Staff Writer: Kendra Cobbs E-mail: Kendra.Cobbs@memphistn.gov

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September 8, 2022 Page 2

GENERAL INFORMATION

Street Frontage: North Second Street +/-38.33 curvilinear feet

Bickford Avenue +/-449.14 linear feet

Zoning Atlas Page: 1930

Parcel ID: 022001 00014 through 022001 00026

Area: +/-1.26 acres

Existing Zoning: Commercial Mixed Use – 3 (CMU-3) and Employment (EMP)

Requested Zoning: Residential Urban – 3 (RU-3)

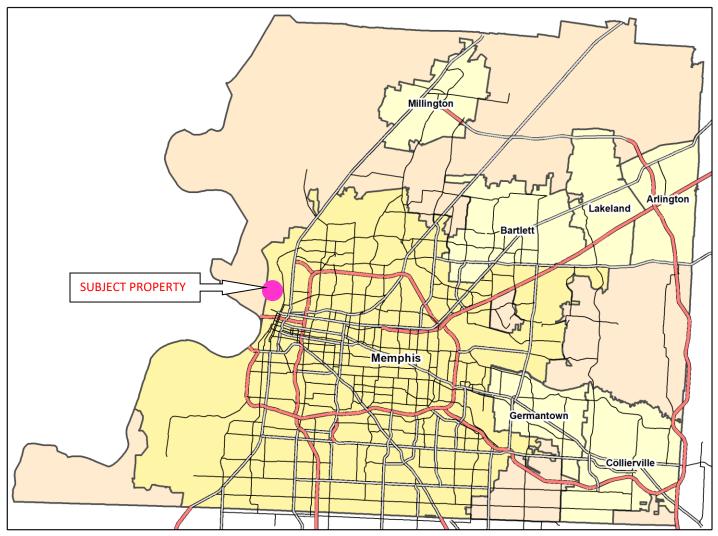
NEIGHBORHOOD MEETING

The meeting was held at 5:30 PM on Monday, August 29, 2022, at 954 North 2nd Street.

PUBLIC NOTICE

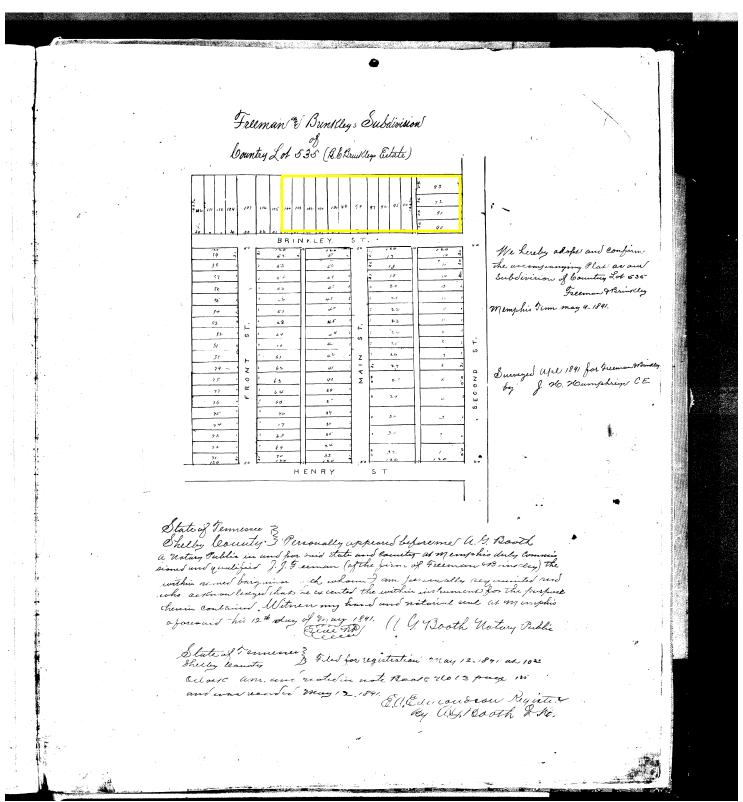
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 150 notices were mailed on August 25, 2022, and a total of 2 signs posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



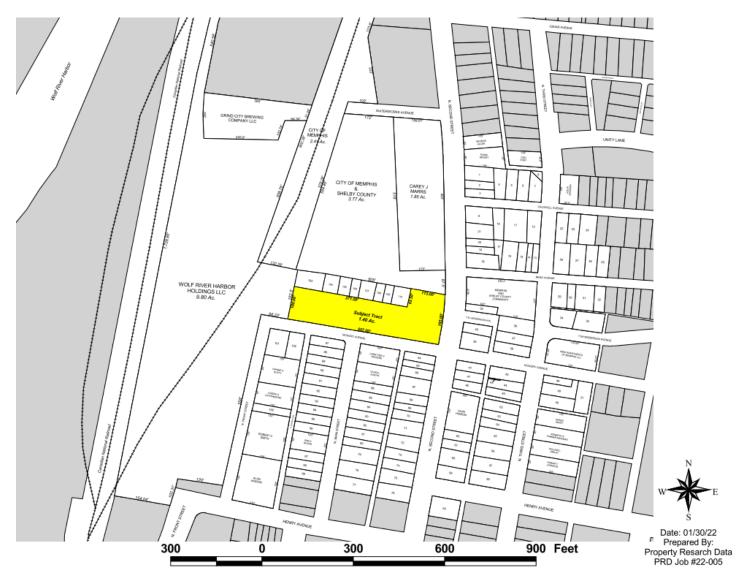
Subject property located within the pink circle, Uptown Redevelopment District

FREEMAN AND BRINKLEY SUBDIVISION (1891)



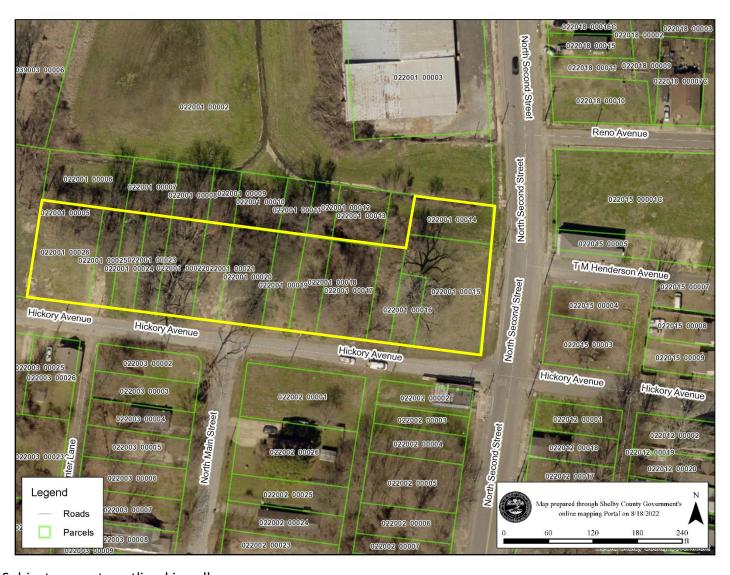
Subject property outlined in yellow, Lots 93-104

VICINITY MAP



Subject property highlighted in yellow

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property outlined in yellow

Existing Zoning: Commercial Mixed Use – 3 (CMU-3) and Employment (EMP)

Surrounding Zoning

North: Commercial Mixed Use – 3 (CMU-3) and Employment (EMP)

East: Mixed Use (MU)

South: Commercial Mixed Use – 3 (CMU-3), Residential Urban – 1 (RU-1) and Employment (EMP)

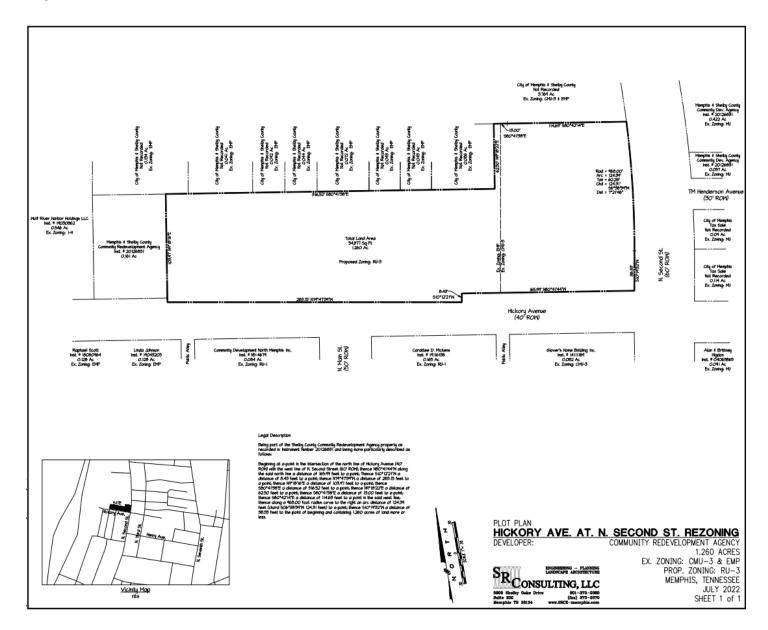
West: Heavy Industrial (IH)

LAND USE MAP



Subject property outlined in yellow

PLOT PLAN



SITE PHOTOS



View of subject property from Hickory Avenue looking northwest



View of subject property from Hickory Avenue looking northeast



View of subject property from North Second Street looking west



View of subject property from North Second Street looking southwest

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STAFF ANALYSIS

Request

The application and letter of intent have been added to this report.

The request is to rezone 1.26 acres from Commercial Mixed Use -3 (CMU-3) and Employment (EMP) to Residential Urban -3 (RU-3).

Review Criteria

Staff agrees with the review criteria as set out in Sub-Section 9.5.7B of the Unified Development Code are met.

9.5.7B Review Criteria

In making recommendations, the Land Use Control Board shall consider the following matters:

- 9.5.7B(1) Consistency with any plans to be considered (see Chapter 1.9);
- 9.5.7B(2) Compatibility with the present zoning (including any residential corridor overlay district) and conforming uses of nearby property and with the character of the neighborhood;
- 9.5.7B(3) Suitability of the subject property for uses permitted by the current versus the proposed district;
- 9.5.7B(4) Whether the proposed change tends to improve the balance of uses, or meets a specific demand in the City or County; and
- 9.5.7B(5) The availability of adequate police services, fire services, school, road, park, wastewater treatment, water supply and stormwater drainage facilities for the proposed zoning.

Site Description

The subject property is +/-1.26 acres and is comprised of thirteen parcels located on the north side of Hickory Avenue and west of North Second Street. From the intersection of North Second Street and Hickory Avenue, the site proposed for rezoning extends west approximately 449 feet along Hickory Avenue. The first 101.63 feet along Hickory Avenue is zoned Commercial Mixed Use -3 (CMU-3), while the remainder of the 449 feet is zoned Employment (EMP). All parcels are currently vacant land. The site has been mostly cleared except for a few remaining trees and overbrush. Zoning districts in the vicinity include CMU-3 and EMP to the north; EMP, CMU-3 and Residential Urban -1 (RU-1) to the south; Mixed Use (MU) to the east and Heavy Industrial (IH) to the west.

Properties closest to the site are also mostly vacant, aside from Second Street Grocery at the southwest corner of North Second Street and Hickory Avenue, and a masonry-framed structure at the northeast corner of North Second Street and T.M. Henderson Avenue. Overall, the area is largely undeveloped, notwithstanding nearby manufacturing sites, and residential properties mostly west of North Second Street.

Conclusions

The request is to rezone 1.26 acres from Commercial Mixed Use -3 (CMU-3) and Employment (EMP) to Residential Urban -3 (RU-3).

The purpose of this request is to allow for future residential development. Pertaining to intended residential development, RU-3 zoning permits a variety of residential uses, ranging from single-family detached to apartment structures.

Staff finds that while the request is solely for the purpose of rezoning so that residential development may be permitted, further application may be required for re-platting of the lots. Additional review to determine

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building regulations will occur at the time the specific housing product and subdivision type are submitted.

The subject property is currently vacant.

RECOMMENDATION

Staff recommends approval.

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DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City/County Engineer: Comments were as follows:

Sewers:

1. The availability of City sanitary sewer is currently unknown. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept, a determination can be made as to available sewer capacity.

2. If sewer services are approved for this development, all sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: The proposal is CONSISTENT with the Memphis 3.0 Comprehensive

Plan. Summary follows:

Parcel ID: 022001 00015, 022001 00016

Overlay District/Historic District/Flood Zone: Located in the Central Business Improvement District, but not in any Historic District, or Flood Zone

Future Land Use Designation: High Intensity Commercial & Services (CSH)

Street Type: Parkway (022001 00015), N/A (022001 00016)

The following information about the land use designation can be found on pages 76 - 122:

1. Future Land Use Planning Map



Red polygon indicates the application site on the Future Land Use Map.

2. Land Use Description/Intent

High Intensity Commercial and Service areas typically not associated with anchors. These areas may include commercial uses that serve a larger trade area; this may include large-scale retail, self-storage, vehicle sales, leasing and repair, water-oriented services, lodging, indoor recreation, and social service institutions. Graphic portrayal of CSH is to the right.



"CSH" Form & Location Characteristics

Commercial and services uses with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map, 1-7 stories height

"CSH" Zoning Notes

Generally compatible with the following zone districts: CMU-2, CMU-3 without frontage requirements, C-G in accordance with Form and characteristics listed below. Consult zoning map and applicable overlays for current and effective regulations. May consider rezoning, as appropriate, at the time of a small area plan.

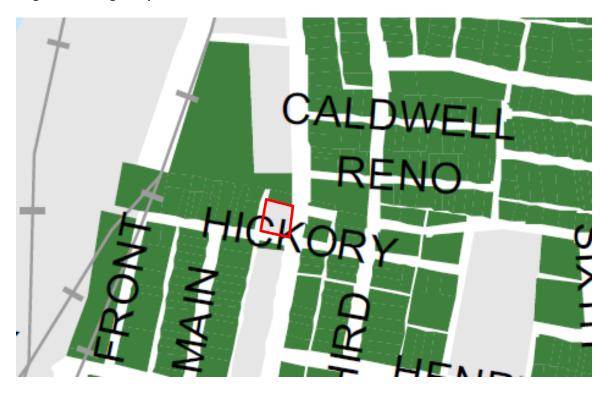
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, CMU-3

Adjacent Land Use and Zoning: Vacant, Commercial, Single-Family, Institutional, Multi-Family; RU-1, EMP and MU

Overall Compatibility: The requested use is compatible with existing and adjacent land use, but not compatible with the land use description/intent, form & location characteristics, zoning notes, and existing and adjacent zoning as the proposed use will be residential in the CMU-3 zoning district.

Degree of Change Map



Red polygon denotes the proposed site on the Degree of Change Map. There is no Degree of Change.

3. Degree of Change Description N/A

Parcel ID: 022001 00014, 022001 00017, 022001 00018, 022001 00019, 022001 00020, 022001 00021, 022001 00022, 022001 00023, 022001 00024, 022001 00025

Overlay District/Historic District/Flood Zone: Located in the Central Business Improvement District, but not in any Historic District, or Flood Zone

Future Land Use Designation: Anchor Neighborhood - Primarily Single-Unit Street Type: Parkway (022001 00014), N/A (022001 00016- 022001 00025)

The following information about the land use designation can be found on pages 76 – 122:

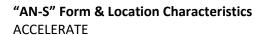
4. Future Land Use Planning Map

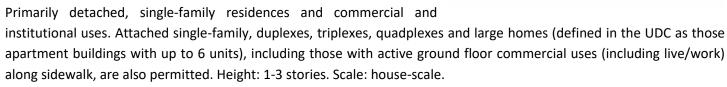


Red polygon indicates the application site on the Future Land Use Map.

5. Land Use Description/Intent

Anchor Neighborhood-Primarily Single-Unit (AN-S) are walkable neighborhoods within a 5-10-minute walk of a Community Anchor. These neighborhoods are made up of single-unit and duplex housing. Graphic portrayal of AN-S is to the right.







Generally compatible with the following zone districts: R-15, R-10, R-8, R-6, R-3, RU-1, MDR in accordance with Form and characteristics listed below.

Existing, Adjacent Land Use and Zoning

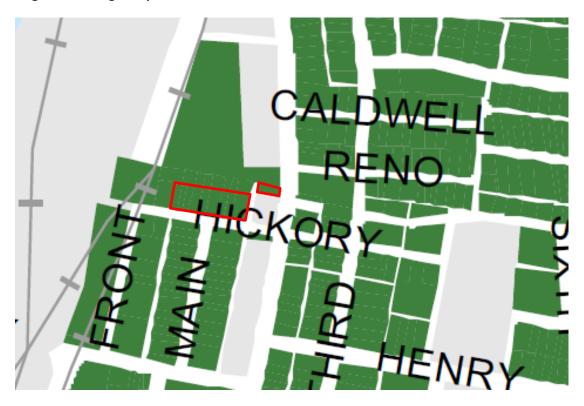
Existing Land Use and Zoning: Vacant, CMU-3 (022001 00014) and EMP (022001 00016- 022001 00025)



Adjacent Land Use and Zoning: Vacant, Commercial, Single-Family, Institutional, Multi-Family; RU-1, EMP and MU

Overall Compatibility: The requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use, but not compatible with existing zoning as the proposed use will be residential in the EMP zoning district.

Degree of Change Map



Red polygon denotes the proposed site in Degree of Change area. The Degree of Change is Accelerate.

6. Degree of Change Description

Accelerate areas rely on a mix of primarily private and philanthropic resources along with some public resources to intensify the existing pattern of a place.

The proposed use is a private investment and promotes infill development within a a tax increament district.

7. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities

The requested use is consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.1 – Focus residential infill efforts in anchor neighborhoods to support anchors and neighborhood commercial districts with appropriate population density

8. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

The parcel is located in the Core Planning District and the requested use is consistent with Core Planning District Priority – Encourage growth and density by improving underutilized land for development.

Consistency Analysis Summary

The applicant is requesting a rezoning to RU-3 from EMP & CMU-3 for future residential development.

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For parcels 022001 00015, 022001 00016, the requested use is compatible with existing and adjacent land use, but not compatible with the land use description/intent, form & location characteristics, zoning notes, and existing and adjacent zoning as the proposed use will be residential in the CMU-3 zoning district.

For Parcels 022001 00014 and 022001 00016 to 022001 00025, the requested use is compatible with the future land use description/intent, form & location characteristics, zoning notes, and existing, adjacent land use, but not compatible with existing zoning as the proposed use will be residential in the EMP zoning district.

The proposed use is a private investment and promotes infill development within a tax increment financing district.

The requested use is consistent with Objective 1.5 – Strengthen neighborhood commercial districts, Action 1.5.1 – Focus residential infill efforts in anchor neighborhoods to support anchors and neighborhood commercial districts with appropriate population density

The parcel is located in the Core Planning District and the requested use is consistent with Core Planning District Priority – Encourage growth and density by improving underutilized land for development.

Overall, the proposed development is consistent with all aspects.

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by Romana Haque Suravi, Comprehensive Planning.

APPLICATION



MEMPHIS AND SHELBY COUNTY

Record Summary for Rezoning

Record Detail Information

Record Type: Rezoning Record Status: Assignment
Opened Date: August 2, 2022

Record Number: Z 2022-007 Expiration Date:

Record Name: N. Second St. & Hickory Ave. Rezoning
Description of Work: Rezoning from EMP & CMU-3 to RU-3

Parent Record Number:

Address: 935 N SECOND ST, MEMPHIS 38107

SHELBY COUNTY COMMUNITY

Owner Information

Primary Owner Name
Yes MEMPHIS AND

Owner Address

170 N MAIN ST, MEMPHIS, TN 38103

Owner Phone

Parcel Information

Parcel No:

022001 00015

Page 1 of 4 Z 2022-007

APPLICATION

Contact Information

Name
Andrew Murray

Organization Name

Community Redevelopment

Agency

Contact Type
Applicant

Phone (901) 304-7921

Suffix:

Address

Cindy Reaves

SR Consulting LLC

Representative

(901) 870-7003

Address

Fee Information

Invoice# Fee Item
1403272 Residential Rezoning 5 acres or less

1403272 Credit Card Use Fee (.026 x fee) Quantity Fees 750.

750.00 INVOICED 0.00 19.50 INVOICED 0.00

Status

Date Assessed Unit 08/04/2022

08/04/2022

Fee Code PLNGREZON E01

E01 PLNGREZON

E09

Total Fee Invoiced: \$769.50 Total Balance: \$0.00

Balance

Payment Information

Payment Amount \$769.50

Method of Payment
Credit Card

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner

Chip Saliba

Date of Meeting

of Meeting

GENERAL INFORMATION

Is this application in response to a citation from Construction Code Enforcement or Zoning

_etter?

Have you held a neighborhood meeting? No

If yes, please provide additional information -

GIS INFORMATION

Page 2 of 4 Z 2022-007

No

APPLICATION



City Hall - 125 N. Main Street, Suite 468 - Memphis, Tennessee 38103 - (901) 636-6619

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

l,	Andrew Z. Murray (Print Name)	(Sign Name)	, state that I have read the definition of
"Owi	ner" as outlined in the Memphis	and Shelby County Unified Develo	opment Code Section 12.3.1 and hereby state
	(select applicable box):		
	holder of record as shown in the	ne mortgage records of the county	county Assessor of Property; the mortgage Register of Deeds; purchaser under a land hold or lesser estate in the premises
×	guardian or lessee (and have i	ncluded documentation with this a	executor, administrator, assignee, receiver, affidavit)
of the	e property located at Hickory	Ave. & N. Second St.	
and t	further identified by Assessor's F	Parcel Number <u>022-001-00014</u>	thru 26
for w	hich an application is being mad	le to the Division of Planning and	Development.
Subs	scribed and sworn to (or affirmed	d) before no this STATE OF TENNESSEE NOTARY PUBLIC BY COMMISSION EXPIRES	y of July in the year of 2027 9/27/23 My Commission Expires

LETTER OF INTENT

ENGINEERING • PLANNING

PLANNING

PLANNING

Successful Successful

Date: August 2, 2022

To: Office of Planning & Development

From: Cindy Reaves

Re: Hickory Ave. at N. Second St. Rezoning

LETTER OF INTENT

We are submitting a Rezoning application for property at the northwest corner of Hickory Avenue and North Second Street. The property is within the EMP & CMU-3 zoning district and is approximately 1.260 acres in area. We are requesting a rezoning to RU-3 zoning district for future residential development.

We appreciate your support with this request. Please contact me if you have any questions.

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County State of Tennessee

I, <u>Pam Thayer</u>, being duly sworn, depose and say that at <u>5:20</u> pm on the 29th day of August, 2022 I posted two Public Notice Signs pertaining to Case No. Z 22-07 on of the property located at the northwest corner of Hickory Avenue and North Second Street providing notice of a Public Hearing before the <u>September 8, 2022</u> Land Use Control Board for consideration of a proposed Land Use Action (Rezoning), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Owner, Applicant or Representative Date

Subscribed and swore to be fore innerthis 30 day of August, 2077

Notary Public My commission expires:

My commission expires:





LETTERS RECEIVED

No letters received at the time of completion of this report.



MEMPHIS AND SHELBY COUNTY

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Record Detail Information

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Record Number: Z 2022-007 Expiration Date:

Record Name: N. Second St. & Hickory Ave. Rezoning
Description of Work: Rezoning from EMP & CMU-3 to RU-3

Parent Record Number:

Address: 935 N SECOND ST, MEMPHIS 38107

Owner Information

Primary Owner Name Owner Address Owner Phone

Yes MEMPHIS AND 170 N MAIN ST, MEMPHIS, TN 38103

SHELBY COUNTY COMMUNITY

Parcel Information

Parcel No:

022001 00015

Page 1 of 4 Z 2022-007

Contact Information

Name **Andrew Murray** Organization Name Community Redevelopment Agency

Contact Type Applicant

Phone (901)304-7921

Suffix:

Address

SR Consulting LLC Representative

870-7003

(901)

Address

Fee Information

Cindy Reaves

Invoice # Fee Item Quantity **Date Assessed** Unit Fee Code Fees **Status Balance** INVOICED 0.00 08/04/2022 **PLNGREZON** 1403272 Residential Rezoning -750.00 5 acres or less E01 1403272 Credit Card Use Fee 19.50 INVOICED 0.00 08/04/2022 **PLNGREZON** 1

(.026 x fee) E09

Total Balance: \$0.00

Total Fee Invoiced: \$769.50

Payment Information

Payment Amount Method of Payment \$769.50 Credit Card

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner Chip Saliba

Date of Meeting

GENERAL INFORMATION

Is this application in response to a citation from Construction Code Enforcement or Zoning

Letter?

Have you held a neighborhood meeting? No

If yes, please provide additional information

GIS INFORMATION

Z 2022-007 Page 2 of 4

No

Central Business Improvement District

Case Layer -

Class

Downtown Fire District No

Historic District -

Land Use VACANT

Municipality MEMPHIS

Overlay/Special Purpose District Central Business Improvement District

Yes

Zoning CMU-3

State Route -

Lot 90-93

Subdivision FREEMAN & BRINKLEY

Planned Development District -

Wellhead Protection Overlay District -

Data Tables

ADDRESS AND PARCEL LIST

Property Parcel Number: 022001 00014

Property Parcel Number: 022001 00015

Property Parcel Number: 022001 00016

Property Parcel Number: 022001 00017

Property Parcel Number: 022001 00018

Property Parcel Number: 022001 00019

Property Parcel Number: 022001 00020

Property Parcel Number: 022001 00021

Property Parcel Number: 022001 00022

Property Parcel Number: 022001 00023

Property Parcel Number: 022001 00024

Property Parcel Number: 022001 00025

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City Hall - 125 N. Main Street, Suite 468 - Memphis, Tennessee 38103 - (901) 636-6619

Property Owner's Affidavit

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries,

Memphis and Shelby County Unified Development Code Section 12.3.1

contract purchasers, option holders, lessees under leases having an unexpired term of at least ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1. 1, Andrew Z. Murray
(Print Name) ____, state that I have read the definition of "Owner" as outlined in the Memphis and Shelby County Unified Development Code Section 12.3.1 and hereby state that (select applicable box): I am the owner of record as shown on the current tax rolls of the county Assessor of Property; the mortgage holder of record as shown in the mortgage records of the county Register of Deeds; purchaser under a land contract; a mortgagee or vendee in possession; or I have a freehold or lesser estate in the premises I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit) of the property located at Hickory Ave. & N. Second St. and further identified by Assessor's Parcel Number 022-001-00014 thru 26 for which an application is being made to the Division of Planning and Development. Subscribed and sworn to (or affirmed) before me

ENGINEERING • PLANNING

SR CONSULTING, LLC

5909 Shelby Oaks Drive Suite 200 Memphis TN 38134 Tel: 901-373-0380 Fax: 901-373-0370 www.SRCE-memphis.com

Date: August 2, 2022

To: Office of Planning & Development

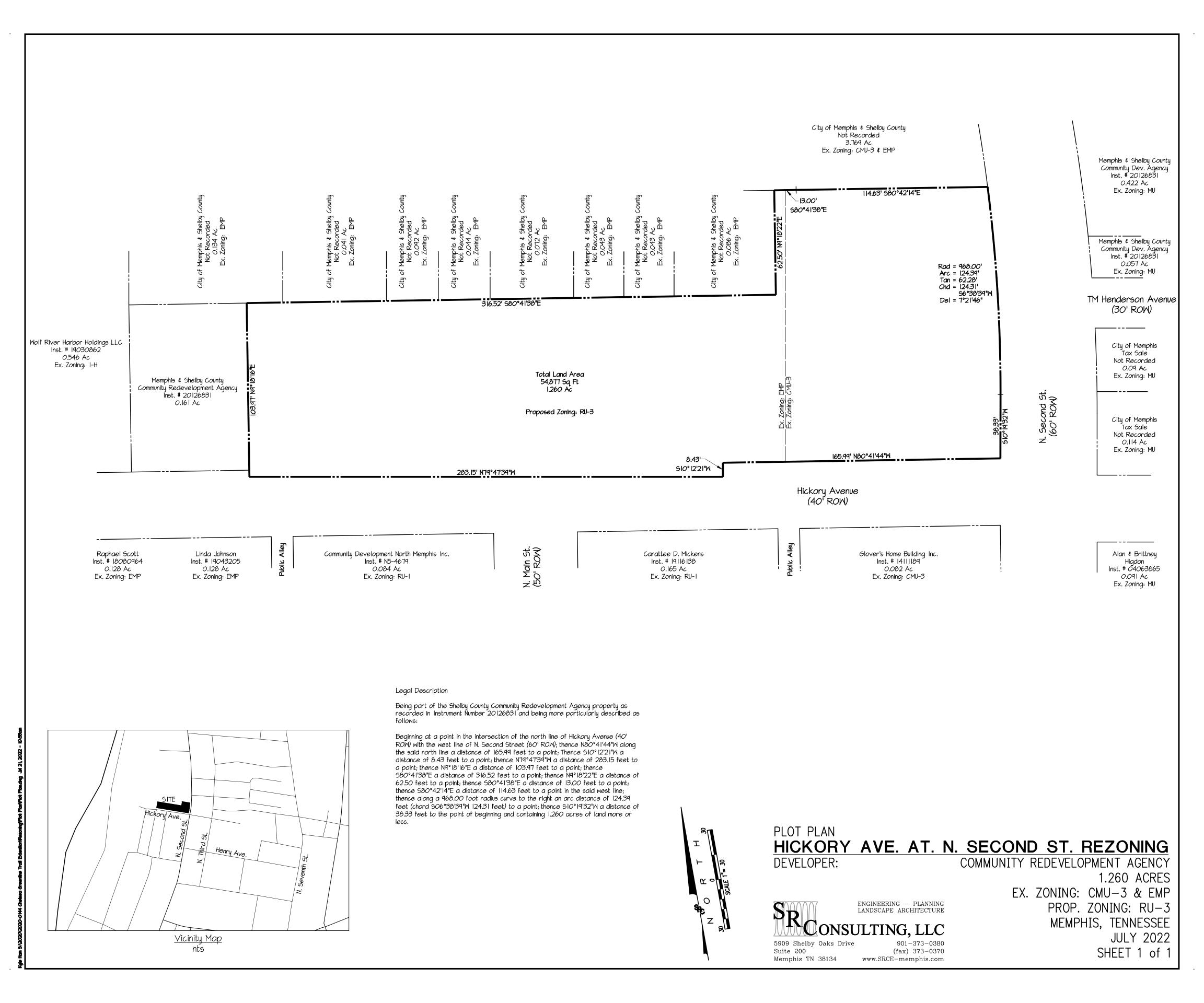
From: Cindy Reaves

Re: Hickory Ave. at N. Second St. Rezoning

LETTER OF INTENT

We are submitting a Rezoning application for property at the northwest corner of Hickory Avenue and North Second Street. The property is within the EMP & CMU-3 zoning district and is approximately 1.260 acres in area. We are requesting a rezoning to RU-3 zoning district for future residential development.

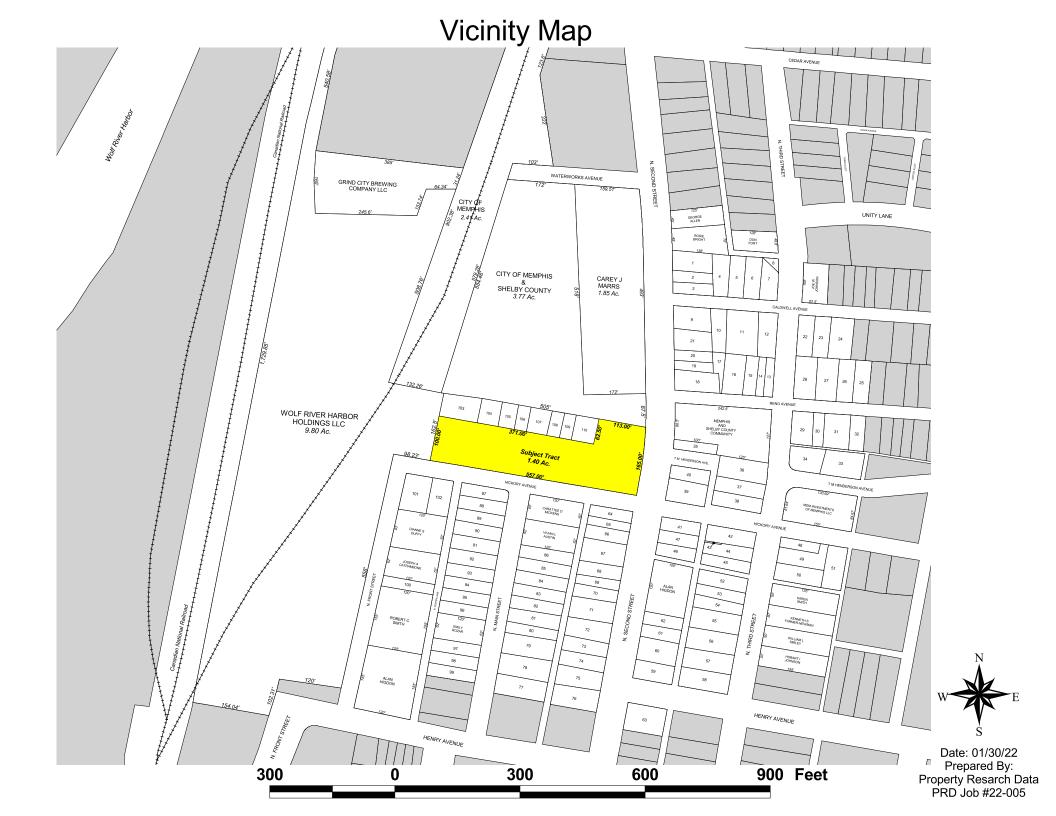
We appreciate your support with this request. Please contact me if you have any questions.

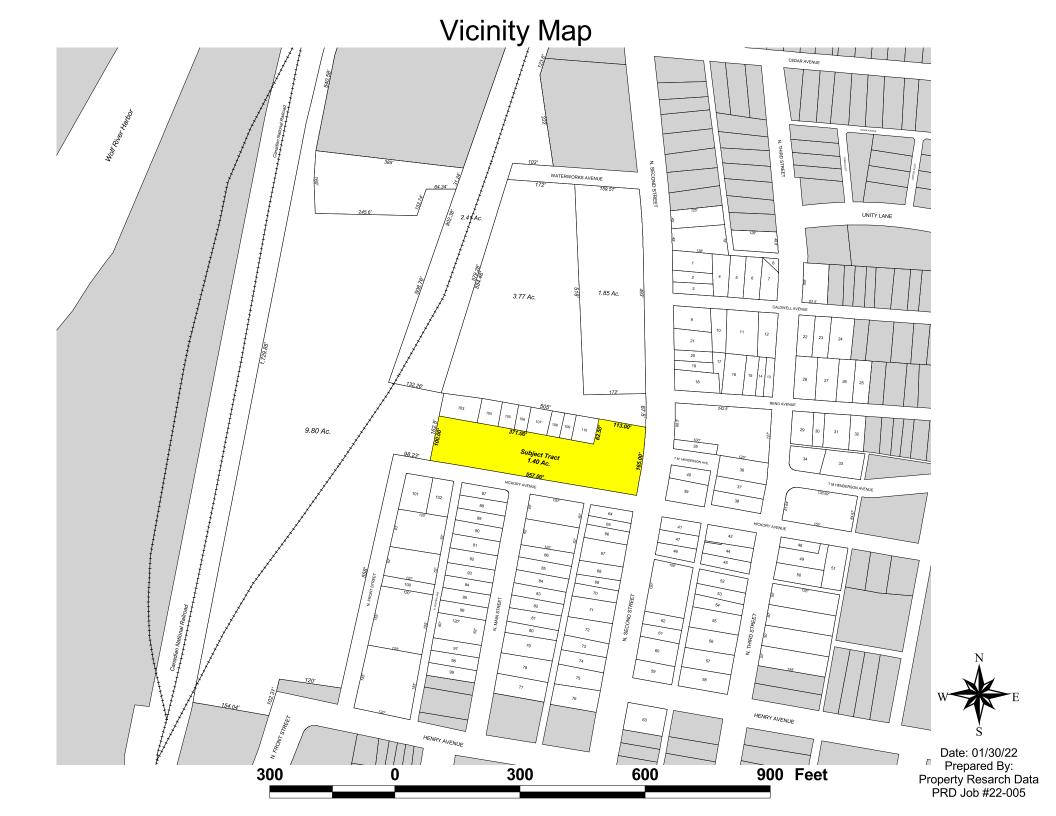


Legal Description

Being part of the Shelby County Community Redevelopment Agency property as recorded in Instrument Number 20126831 and being more particularly described as follows:

Beginning at a point in the intersection of the north line of Hickory Avenue (40' ROW) with the west line of N. Second Street (60' ROW); thence N80°41'44"W along the said north line a distance of 165.99 feet to a point; Thence S10°12'21"W a distance of 8.43 feet to a point; thence N79°47'39"W a distance of 283.15 feet to a point; thence N9°18'16"E a distance of 103.97 feet to a point; thence S80°41'38"E a distance of 316.52 feet to a point; thence N9°18'22"E a distance of 62.50 feet to a point; thence S80°41'38"E a distance of 13.00 feet to a point; thence S80°42'14"E a distance of 114.63 feet to a point in the said west line; thence along a 968.00 foot radius curve to the right an arc distance of 124.39 feet (chord S06°38'39"W 124.31 feet) to a point; thence S10°19'32"W a distance of 38.33 feet to the point of beginning and containing 1.260 acres of land more or less.





Allen Georg Austin Vivian L Banes Bernice L Trust Revocable 1014 N. Second Street 928 N. Main Street 205 S. Yates Road Memphis, TN 38107-1811 Memphis, TN 38107-2345 Memphis, TN 38120-2255 Bishop Henry & Carolyn S Bennett Viree Borczon Robin & John 909 N. Third Street 935 N. Main Street 706 Belvedere Boulevard Memphis, TN 38107 Memphis, TN 38107-2346 Memphis, TN 38107-0386 Brazan Luvonne A Bright Rosie Burchett James B 3874 Advantage Way Drive, Apt 301 2976 N. Rolling Woods Drive 929 N. Main Street Memphis, TN 38107-2346 Memphis, TN 38128-7271 Memphis, TN 38128-5356 Burnett Clinton J Bynum Ida R (Estate Of) Cannon Arstine (Estate Of) 4255 Waymar Drive 980 N. Second Street 3602 Trezevant Street Memphis, TN 38117 Memphis, TN 38107-1809 Memphis, TN 38127 Cannon Hilton & Velma Catrambone Joseph A Cirrus Technologies & Data Solutions Inc. 912 N. Front Street 105 Shoemaker Drive, Ste. 23 172 Reno Avenue Memphis, TN 38107-1842 Memphis, TN 38107-2349 Antioch, TN 37013 City Of Memphis City Of Memphis & Shelby County City Of Memphis Housing & Community 125 N. Main Street 125 N. Main Street 125 N. Main Street Memphis, TN 38103-2026 Memphis, TN 38103-2026 Memphis, TN 38103-2026 City Of Memphis Tax Sale Community Development North Memphis Crider Dawnyea & Marviesta 125 N. Main Street 939 N. Main Street 3825 Range Line Road Memphis, TN 38103-2026 Memphis, TN 38107-2346 Memphis, TN 38127-4703 Crochett Naomi T And Ruth T Crump Harry Crump Harry & Annie P D 908 N. Second Street 908 N. Second Street 57 S. Sanga Road Cordova, TN 38018 Memphis, TN 38107-2352 Memphis, TN 38107-2352

Davenport Derrick 5980 Maher Valley Cove Bartlett, TN 38135-9271

> Fort Don And Donna Pope 1009 N. Third Street Memphis, TN 38107-1870

Suches, GA 30572-0239

Duffy Dianne S

P O Box 239

Farmer-Newman Kenneth S 916 N. Third Street Memphis, TN 38107-2431

Flowers Alfred B 2053 Belover Drive Memphis, TN 38127-3302 Franklin Deborah 160 Caldwell Avenue Memphis, TN 38107-1835 Gibbs Magnolia 908 N. Main Street Memphis, TN 38107-2345 Gillespie Inece 168 Reno Avenue Memphis, TN 38107-1842 Glovers Home Building Incorporated 5115 Whitworth Road Memphis, TN 38116-8436

Gray Marcia 932 N. Third Street Memphis, TN 38107-2431 Grind City Brewing Company LLC 1355 Hewlett Drive Rossville, TN 38066-3625 Hayes Tabitha D And Christy L Teamer 920 N. Main Street Memphis, TN 38107-2345

Higdon Alan 2928 Court Street Bartlett, TN 38134-4531 Higdon Alan And Brittney Higdon 2928 Court Street Bartlett, TN 38134-4531 Ingram Patrick L 6911 Kinderhill Cove Memphis, TN 38141-

Johnson Hobart I & Kathryn G 1634 Vollintine Avenue Memphis, TN 38107-3030 Johnson Joe W 202 Caldwell Avenue Memphis, TN 38107

Johnson Linda 85 Hickory Avenue Memphis, TN 38107-2301

Jones Gregory 4703 Crossover Lane Memphis, TN 38117-5526 Kaaz Spencer And Guadalupe Escobar 12 S. Evergreen Street Memphis, TN 38104-3919 Knowlton Evelyn M 913 N. Third Street Memphis, TN 38107-2430

Lee Melvin E (LE) And Angela L 900 N. Main Street Memphis, TN 38107-2345

Lewis Ruby (Estate Of) 178 T M Henderson Avenue Memphis, TN 38107-1860 Littlejohn Barbara 250 Caldwell Avenue Memphis, TN 38107-1845

Marrs Carey J And Cary G Marrs (RS) 717 Riverside Drive Memphis, TN 38103-1728 MDM Investments Of Memphis LLC P O Box 751536 Memphis, TN 38175-1536 Memphis And Shelby County Comm. P O Box 70386 Memphis, TN 38107-0386

Memphis And Shelby County Community 170 N. Main Street, 6th Floor Memphis, TN 38103-1877 Mickens Carattee D 969 Riverside Boulevard Memphis, TN 38106-1556 Moore Daphne And Philisha Duffie (RS) 2756 Overton Crossing Street Memphis, TN 38127-8127

Nash Investments Group LLC 6158 Autumn Pt. Olive Branch, MS 38654-6624 Nelms Eddie Jr. And Glendale C Nelms 3422 Brown Bark Memphis, TN 38115 NHO Management Incorporated P O Box 140666 Memphis, TN 38104-2432

North Memphis Community Dev. Corp. 262 Union Avenue, Ste. 1100 Memphis, TN 38103-5134 Oasis Of Hope Incorporated 8500 Walnut Grove Road Cordova, TN 38018 Oates Mattie 3930 Allenbrook Cove, Apt. 200 Memphis, TN 38118-1880 Scott Raphael 1640 Dolan Drive Memphis, TN 38116-5202 Shelby County Tax Sale P O Box 2751 Memphis, TN 38101-2751 Simelton Deborah 3634 Lyndale Avenue Minneapolis, MN 55412

Simmons Stephanie P O Box 3458 Memphis, TN 38173-0458 Smiley William L P O Box 25165 Arlington, VA 22202-9065 Smith Georgeanna T 327 Buntyn Street Memphis, TN 38111-1601

Smith Karen 3407 Drayton Manor Run Lawrenceville, GA 30045-9417 Smith Robert C & Patsy L 5217 Shady Grove Road Memphis, TN 38117-3447

Tharpe Hattye P 6670 Ross Manor Drive Memphis, TN 38141-2414

Vann Ann 183 Caldwell Avenue Memphis, TN 38107-1838 Watson Lawrence 4644 Priscilla Avenue Memphis, TN 38128 White Bennie 3111 Belle Grove Road Memphis, TN 38115

Williams Verzonia 187 Hickory Avenue Memphis, TN 38107-2464 Wolf River Harbor Holdings LLC 495 Tennessee Street, Ste. 152 Memphis, TN 38103-2549 Wolf River Holdings LLC 495 Tennessee Street, Ste. 152 Memphis, TN 38103

Woods Danielle M 921 N. Third Street Memphis, TN 38107-2430 Ziemer Christopher E 1000 N. Second Street Memphis, TN 38107-1811 SR Consulting Engineering 5909 Shelby Oaks Drive, Suite 200 Memphis TN 38134 SR Consulting Engineering 5909 Shelby Oaks Drive, Suite 200 Memphis TN 38134 SR Consulting Engineering 5909 Shelby Oaks Drive, Suite 200 Memphis TN 38134

SR Consulting Engineering 5909 Shelby Oaks Drive, Suite 200 Memphis TN 38134 SR Consulting Engineering 5909 Shelby Oaks Drive, Suite 200 Memphis TN 38134

City of Memphis and Shelby County 125 N. Main Street Memphis, TN 38103 City of Memphis and Shelby County 125 N. Main Street Memphis, TN 38103 City of Memphis and Shelby County 125 N. Main Street Memphis, TN 38103

City of Memphis and Shelby County 125 N. Main Street Memphis, TN 38103 City of Memphis and Shelby County 125 N. Main Street Memphis, TN 38103

Community Redevelopment Agency P.O. Box 70386 Memphis, TN 38107 Community Redevelopment Agency P.O. Box 70386 Memphis, TN 38107 Community Redevelopment Agency P.O. Box 70386 Memphis, TN 38107

Community Redevelopment Agency P.O. Box 70386 Memphis, TN 38107 Community Redevelopment Agency P.O. Box 70386 Memphis, TN 38107



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

20126831

11/17/2020 - 08:24:30) AM
9 PGS	
HERTHA 2123715-20126831	
VALUE	191000.00
MORTGAGE TAX	0.00
TRANSFER TAX	706.70
RECORDING FEE	45.00
DP FEE	2.00
REGISTER'S FEE	1.00
EFILE FEE	2.00
TOTAL AMOUNT	756.70

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY: GRIFFIN, CLIFT, EVERTON & MASCHMEYER, PLLC 6489 QUAIL HOLLOW, SUITE 100 MEMPHIS, TENNESSEE 38120 (901) 752-1133 FF24134

Return To: J. Clay Cole Coventry Escrow & Title Company, LLC 7500 Capital Drive Germantown, Tennessee 38138

SPECIAL WARRANTY DEED

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Shelby, State of Tennessee:

See attached Exhibit A for legal descriptions of properties.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging to or in any wise appertaining unto the said Grantee, Grantee's heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforesaid real estate; that it has good right to sell and convey the same; that the same is unencumbered except for: City of Memphis and Shelby County not yet due and payable which Grantee hereby assumes and agrees to pay; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons *claiming by*, *through or under Grantor, but not further or otherwise*.

This property is being conveyed in as-is condition, and Grantor makes no representations or warranties, of any kind or nature whatsoever, whether express or implied, implied by law, or otherwise, concerning the condition of the property.

WITNESS the signature of the Grantor the day and year first above written.

Alan Higdon

Brittney Kutz fka Brittney Higdon

STATE OF TENNESSEE (COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alan Higdon**, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of November, 2020.

Notary Public

My Commission Expires: NOV. 13, 2023

STATE
OF
TENNESSEE
NOTARY
PUBLIC
NOTARY

STATE OF TENNESSEE COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Brittney Kutz fka Brittney Higdon, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this

day of November, 2020.

Notary Public

My Commission Expires:

E/2023 NOV. 13, 2023

COMMISSION OF THE PARTY OF THE

PIRES NOVE

STATE OF TENNESSEE COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best affiant's knowledge, information or belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$191,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN to before me this 6th day of November, 2020,

Notary Public

My Commission expires:

Property Addresses: See attached exhibit A Parcel No. See Attached Exhibit A

City of New Owner Name and Address:
Memphis-Shelby County Community
Redevelopment Agency

170 N. Main St., 6th Floor Memphis, TN 38103

Mail Tax Bills To: City of Memphis and Shelby County Community Redevelopment Agency 170 N. Main St., 6th F1. Memphis, TN 38103

EXHIBIT A

1. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00020

The South 100 feet of Lot 98, FREEMAN AND BRINKLEY'S SUBDIVISION, as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north side of Hickory Avenue 253 feet west of North Second Street; running thence westwardly along the north line of Hickory Street 50 feet to a point; running thence northwardly 100 feet to a point; running thence eastwardly 50 feet to a point; running thence southwardly 100 feet to the point of beginning.

Being the same property conveyed to Alan Higdon & Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005383, in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; Easement of record at Book 3178, Page 336 and Instrument No. CT 4870; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

2. 112 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00018

Lot 96 in Freeman's and Brinkley's Subdivision, part of country Lot 535, as recorded May 12, 1891, in Plat Book 2, page 131, having a frontage of 30 feet on the north side of Hickory (formerly Brinkley) Street, and extending back between parallel lines 162½ feet. LESS AND EXCEPT: PART SOLD AT 2029-440

Part of Lot 96, Freeman and Brinkley Subdivision, as of record in Plat Book 2, Page 131, in the Office of the Register of Shelby County, Tennessee, and more particularly described as follows: Beginning at a point in the east line of said Lot 96, said point being 100 feet north of the north line of Hickory Avenue; running thence northwardly 62.5 feet to the north line of Lot 96; thence westwardly 30 feet to the west line of Lot 96; thence southwardly 62.5 feet; thence eastwardly 30 feet to the point of beginning. Being a part of that property described in deed of record in Book 1982, Page 525, in the aforesaid Register's Office.

Being one and the same property conveyed to Alan Higdon or Brittney Higdon by Quit Claim Deed of record at Instrument No. 11036918 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

3. 0 N Second, Memphis, TN – Tax Parcel ID: 022-001-00015

Part of Lots 90, 91, 92 and 93, of FREEMAN & BRINKLEY SUBDIVISION, of part of Cheek and Pate Subdivision in Country Lot 535 as per plat of record in Plat Book 2, Page 131, in the Register's Office of Shelby County, Tennessee, more particularly described as follows:

Beginning at a chisel mark cut in the concrete sidewalk in the intersection of the west line of North Second Street with the north line of Hickory Avenue, thence northwardly with said west line of North Second Street 162.5 feet to a chisel mark cut in said concrete sidewalk; thence westwardly parallel with Hickory Avenue 120 feet to the east line of an alley; thence southwardly with said east line of alley 89.3 feet to a stake; thence eastwardly parallel with Hickory Avenue 30.8 feet to a stake; thence southwardly parallel with North Second Street73.2 feet to a stake in the north line of Hickory Avenue; thence eastwardly with north line of Hickory Avenue 89.2 feet to the beginning.

LESS AND EXCEPT that part of lot 93 conveyed to the City of Memphis and described in Warranty Deed of record in Book 1988, Page 405, in the Register's Office of Shelby County, Tennessee.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon, by Quit Claim Deed of record at Instrument No. 0463868 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

4. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00024

The West 29 Feet of Lot 102, FREEMAN AND BRINKLEY SUBDIVISION, in Country Lot 535 as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north line of Hickory Street 385 feet west of the west line of North Second Street; said point being the southeast corner of Lot 102; running thence west along the north line of Hickory Street 39 feet to a point in the southeast corner of the property conveyed by deed recorded in Book 2781, Page 242 in said Register's Office; running thence northwardly 100 feet to a point; running thence eastwardly 39 feet to a point; running thence southwardly 100 feet to a point in the north line of Hickory Street to the point of beginning.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005381 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

5. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00023

The East 2 feet of Lot 102, west 23 feet of Lot 101, FREEMAN AND BRINKLEY'S SUBDIVISION, as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property. And being 25 feet by 100 feet on Hickory.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005382 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; and Easement of record at Book 2781, Page 242; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

6. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00022

The South 100 Feet of Lot 100, and the South 100 Feet of the East 8 Feet of Lot 101, FREEMAN AND BRINKLEY'S SUBDIVISION, as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows: Beginning at a point in the north line of Hickory Street 334 feet west of the west line of North Second Street; said point being the southeast corner of Lot 100; running thence west along the north line of Hickory Street 39 feet to a point in the southeast corner of the property conveyed by deed recorded in Book 2781, Page 242 in said Register's Office; running thence northwardly 100 feet to a point; running thence eastwardly 39 feet to a point; running thence southwardly 100 feet to a point in the north line of Hickory Street to the point of beginning.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005429 in the Register's Office of Shelby County, Tennessee.

7. 84 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00026

The South 100 feet of Lots 103, 104 and 105, FREEMAN AND BRINKLEY SUBDIVISION except the east 22½ feet of Lot 103 and being more particularly described as follows: Beginning at a point in the South line of Lot 103 in the north line of Hickory Avenue which point being 22½ feet west of the southeast comer of Lot 103 and midway between the houses known as 84-86 and 88 Hickory Avenue; thence west along the South lines of Lots 103, 104, and 105 along the north line of Hickory Avenue about 70.5 feet to a point; thence northwardly and parallel to the west line of Lot 105, a distance of 100 feet to a point in the south line of the property belonging to the City of Memphis; thence east along the south line of said property and parallel to the north line of Hickory Avenue 70.5 feet to a point; thence south and parallel with the east line of Lot 103 to the point of beginning.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 11104441 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; and Easement of record at Book 3178, Page 338; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

8. 114 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00017

Lots 94 and 95, FREEMAN AND BRINKLEY SUBDIVISION, as recorded in Plat Book 2, page 131, in the Register's Office, Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

LESS & EXCEPT that part retained by the City of Memphis & the County of Shelby, as shown on Tax Map as Parcel No. 022-001-00013.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 11036917 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

9. 0 Hickory, Memphis, TN – Tax Parcel ID: 022-001-00016

Part of Lots 90 through 92, FREEMAN and BRINKLEY'S SUBDIVISION, as per plat recorded in Plat Book 2, Page 131, of the Register's Office of Shelby County, Tennessee, and being more particularly described as follows:

Beginning at a stake in the north line of Hickory Avenue 89.2 feet westwardly from the west line of North Second Street; thence westwardly with said north line of Hickory Avenue 30.8 feet to the east line of an alley; thence northwardly with the east line of said alley 73.2 feet to a stake; thence eastwardly parallel with Hickory Avenue 30.8 feet to a stake; thence southwardly 73.2 feet to the point of beginning.

Being one and the same property conveyed to Alan Higdon and Brittney Higdon by Quit Claim Deed of record at Instrument No. 14005384 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2, Page 131; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

10. 0 Reno, Memphis, TN – Tax Parcel ID: 022-015-00001C

Lots 92 through 98, J.F. Graham Subdivision, as shown on Plat Book of record in Plat Book 5, Page 6, in the Register's Office of Shelby County, Tennessee to which plat reference is hereby made for a more particular description of said property.

And

Beginning at a point in the east line of North Second Street 57 feet south of the south line of Reno Avenue, which point of beginning is the southwest corner of property owned by Petrovsky; running thence east to a point in the west line of North Third Street, which point is the southeast corner of property now owned by Petrovsky; thence southwardly with said west line of North Third Street to the north line of Sunflower Avenue; thence westwardly with said north line of

Sunflower Avenue to a point in the southeast corner of another tract owned by Petrovzsky and which is situated at the northeast corner of said Petrovsky tract last above referred to; thence westwardly with the north line of said last mentioned Petrovsky tract to the east line of North Second Street; thence northwardly with said east line of North Second Street to the point of beginning.

Being one and the same property conveyed to Alan Higdon by Counterpart Warranty Deed recorded at Instrument Nos. 11094026 and 11094027 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5, Page 6; all in the Register's Office of Shelby County, Tennessee; and except for 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

11. 954 N Second, Memphis, TN – Tax Parcel ID: 022-015-00005

Part of Block G, Bickford Park Subdivision in the City of Memphis, Shelby County, Tennessee, more particularly described as follows:

Beginning at a point being the intersection of the north line of Sunflower Avenue with the east line of North Second Street; thence northwardly with the east line of North Second Street 25 feet to a point; thence eastwardly and parallel with the north line of Sunflower Avenue 100 feet to a point in the west line of an alley; thence southwardly parallel with the west line of said alley 25 feet to a point in the north line of Sunflower Avenue; thence westwardly with the north line of Sunflower Avenue 100 feet to the point of beginning.

Being one and the same property conveyed to Alan Higdon by Warranty Deed of record at Instrument No. 04175057 in the Register's Office of Shelby County, Tennessee.

This conveyance is made subject to 2021 Shelby County taxes and 2021 Memphis City taxes, not now due or payable, which party of the second part hereby assumes and agrees to pay.

I, J. Clay Cole	, do hereby make oath that I am a
licensed attorney and/or the custo-	dian of the electronic version of the
attached document tendered for reg	gistration/herewith and that this is a
	al document executed and authenti-
cated according to law.	
State of Tennessee	
County of Shelby	
Personally appeared before me,	Ashley M. Johnson , a
	d state, (name of person making
	at this certification of an electronic
document is true and correct and v	hose signature I have witnessed.
	AMMINITURN
	Notary's, \$ignature
MY COMMISSION EXPIRES:	CHLE! M. SIII
Notary's Seal (If on paper)	I TEMPORE : 255
Con	NOTARIE SE
	& Comment of the Comm
(V) (**)	COUNTAINS
	Toires Dec. 06.



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

21110135

09/03/2021 - 11:51:30 AM	
5 PGS	
LINDA 2295082-21110135	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	29.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Deed Prepared By and Return to: Monice Hagler, Esquire Hagler Law Group, PLLC 2650 Thousand Oaks Blvd., Ste. 2140 Memphis, Tennessee 38118

QUIT CLAIM DEED (0 North Second)

THIS INDENTURE made and entered into this described as of August 2021 by and between CITY OF MEMPHIS, a Municipality in the State of Tennessee hereinafter referred to as Grantor and City of Memphis and Shelby County Community Redevelopment Agency, hereinafter referred to as Grantee:

WITNESSETH: Pursuant to Resolution adopted by the Council of the City of Memphis on February 2, 2021, for and in consideration of the sum of **Ten Dollars** (\$10.00), from the Grantee, receipt of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantee all of its right, title and interest in and to the certain vacant property in the City of Memphis, Shelby County, Tennessee, as described and as shown in Exhibit A.

The Grantor hereby retains easements for existing utilities, sanitary sewer and drainage facilities recorded and unrecorded located in the above described parcel of real property.

Grantor makes no claim or warranty relative to the environmental condition of the above described property.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

SIGNATURES FOLLOW ON NEXT PAGE

Grantor:

CITY OF MEMPHIS, TENNESSEE

By:

Jim Strickland, City Mayor

Approved:

City Attorney

Attest?

City Comptroller

Real Estate Manager

STATE OF TENNESSEE COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **Jim Strickland**, **Mayor of the City of Memphis**, **Tennessee**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Mayor of the City of Memphis**, **Tennessee**, the within named bargainor, one of the municipal corporations of the State of Tennessee, and that he as such **Mayor** of said city, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **City of Memphis**, **Tennessee**, by himself as such **Mayor** of said municipal corporation.

WITNESS my hand and Notarial Seal, at office in the City of Memphis, in the County aforesaid, this 26 day of day of 2021.

My Commission Expires

Notary Public

NOTARY

STATE OF TENNESSEE COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is EXEMPT.

Subscribed and sworn to before me this the day of Agrit, 2021

My Commission Expires

Nov 18, 2024 :5

Notary Public

PUBLIC OF SHE

TENNESSEE NOTARY

Property Owner:

City of Memphis and Shelby County Community Redevelopment Agency P.O. Box 70386 Memphis, TN 38107 Mail Tax Bills To:

City of Memphis and Shelby County Community Redevelopment Agency P.O. Box 70386 Memphis, TN 38107

Property Address:

1. 0 N Second Street - Parcel ID# 022-001-00014

EXHIBIT A – LEGAL DESCRIPTION

<u>0 North Second – Parcel ID # 022-001-00014</u>

Part of Lot 93, Freeman and Brinkley Subdivision, as recorded in Plat Book 2, Page 131, and being more particularly described in Warranty Deed at 1988-405, and filed in the Register's Office of Shelby County, Tennessee.

Being the same property conveyed to Grantor by Warranty Deed at Book 1988, Page 405 dated June 17, 1948 and filed in the Register's Office of Shelby County, Tennessee.

With Exceptions to Title – Easement of record at Plat Book 3, Page 113, filed in the Register's Office of Shelby County, Tennessee.



ARCHWAY TITLE & ESCROW, LLC

2650 Thousand Oaks Blvd. Suite 2140
Memphis, Tennessee 38118
901-290-6620 Office
901-290-0294 Facsimile
monice@haglerlawgroup.com

I, Monice Moore Hagler, do hereby make o	oath that I am a licensed attorney and/or the custodian
of the original version of the electronic de	ocument tendered for registration herewith and that
	exact copy of the original document executed and
authenticated according to law on $\underline{\hspace{1cm} 8}$	25/21

Affiant - Monice Moore Hagler

STATE OF TENNESSEE COUNTY OF SHELBY

Personally appeared before me, Pamela Gray Addison, a notary public for this county and state, Monice Moore Hagler, who acknowledges that this certification of an electronic certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES 10/23/21

Notary's Seal (if on paper)



Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

21110138

09/03/2021 - 11:51:30 AM	
7 PGS	
LINDA 2295082-21110138	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
EFILE FEE	2.00
TOTAL AMOUNT	39.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

This Deed Prepared By and Return to: Monice Hagler, Esquire Hagler Law Group, PLLC 2650 Thousand Oaks Blvd., Ste. 2140 Memphis, Tennessee 38118

QUIT CLAIM DEED (Ten Parcels)

THIS INDENTURE made and entered into this 25 day of Augus 7, 2021 by and between the CITY OF MEMPHIS, a Municipal Corporation in the State of Tennessee, hereinafter referred to as Grantor and the City of Memphis and Shelby County Community Redevelopment Agency, hereinafter referred to as Grantee;

WITNESSETH: Pursuant to Resolution adopted by the Council of the City of Memphis on February 2, 2021, for and in consideration of the sum of Ten Dollars (\$10.00), from the Grantee, receipt of which is hereby acknowledged, the Grantor hereby conveys and quitclaims unto the Grantee all of its right, title and interest in and to the certain vacant property in the City of Memphis, Shelby County, Tennessee, as described and as shown in Exhibit A.

The Grantor hereby retains easements for existing utilities, sanitary sewer and drainage facilities recorded and unrecorded located in the above described parcels of real property.

Grantor makes no claim or warranty relative to the environmental condition of the above described property.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

SIGNATURES FOLLOW ON NEXT PAGE

GRANTOR:

CITY OF MEMPHIS, TENNESSEE

By:/ Xin/Strict

Jim Strickland, City Mayo

Attest:

City Comptroller

Approved:

Real Estate Manager

STATE OF TENNESSEE COUNTY OF SHELBY

Before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared **Jim Strickland**, **Mayor of the City of Memphis**, **Tennessee**, with whom I am personally acquainted, and who upon oath acknowledged himself to be the **Mayor of the City of Memphis**, **Tennessee**, the within named bargainor, one of the municipal corporations of the State of Tennessee, and that he as such **Mayor** of said city, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **City of Memphis**, **Tennessee**, by himself as such **Mayor** of said municipal corporation.

WITNESS my hand and Notarial Seal, at office in the City of Memphis, in the County aforesaid,

this 25 day of aux, 2021.

My Commission Expires

Notary Public

TENNESSEE

EXP. JUNE

STATE OF TENNESSEE COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is EXEMPT.

Affiant

Subscribed and sworn to before me this the 25°

_ day of // , 2021.

My Commission Expires

Nov. 18, 2024

Notary Public

TENNESSEE NOTARY PUBLIC

Property Owner:

City of Memphis and Shelby County Community Redevelopment Agency P.O. Box 70386

Memphis, TN 38107

Mail Tax Bills To:

City of Memphis and Shelby County Community Redevelopment Agency P.O. Box 70386 Memphis, TN 38107

Property Addresses:

- 1. 837 N Decatur (Parcel ID# 021-006-00016)
- 2. 0 Hastings (Parcel ID# 021-009-00003)
- 3. (Parcel ID# 021-012-00017) (rear lot of 643 Decatur St.)
- 4. 1009 Looney (Parcel ID# 021-030-00003)
- 5. 912 Decatur (Parcel ID# 021-044-00054)
- 6. 0 Hickory Avenue (Parcel ID# 022-001-00019)
- 7. 0 Hickory Avenue (Parcel ID# 022-001-00025)
- 8. 911 N Main (Parcel ID# 022-003-00010)
- 9. 897 N Main (Parcel ID# 022-003-00013)
- 10. 1112 E Clyde Avenue (Parcel ID# 040-010-00016)

EXHIBIT A – LEGAL DESCRIPTIONS

1. 837 N Decatur – (Parcel ID# 021-006-00016)

Lot 27, 28, 29, & 30, Block 1 Mar Mosley Subdivision, as recorded in Plat Book 3, Page 135, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number AF-7113 dated January 20, 1988 and filed in Register's Office of Shelby County, Tennessee.

2. <u>0 Hastings- Parcel ID # 021-009-00003</u>

Lot PT 12, James Jones Subdivision, as shown in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number AJ 1762 dated March 29, 1988, and filed in Register's Office of Shelby County, Tennessee.

3. (Parcel ID# 021-012-00017) (rear lot of 643 Decatur St.)

Lot PT 20, Block 13 Brinkley & Snowden Subdivision, as shown on plat of record in Plat Book 1, Page 38, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number AV-4226 dated December 8, 1988, and filed in Register's Office of Shelby County, Tennessee.

With Exceptions to Title - Easements of record at Instrument Number 2798-609 filed in the Register's Office of Shelby County, Tennessee

4. 1009 Looney (Parcel ID # 021-030-00003)

The east 40 feet of Lot 10, Miller Court Subdivision, as shown on plat of record in Plat Book 3, Page 121, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Tax Sale #10, TRD 9425-3 dated January 5, 1996 as shown in the Chancery Court of Tennessee for the Thirtieth Judicial District at Memphis.

5. 912 Decatur - Parcel ID #021-044-00054)

Lot 12, Block 2, Toohey Subdivision, as shown on plat of record in Plat Book 4, Page 15, in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Tax Sale #13, TRD 9460-2 dated August 1, 2000 as shown in the Chancery Court of Tennessee for the Thirtieth Judicial District at Memphis.

6. <u>0 Hickory Avenue – (Parcel ID# 022-001-00019)</u>

The South 100 Feet of Lot 97, Freeman and Brinkley Subdivision as shown on plat of record in Plat Book 2, Page 131, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Tax Sale #2, TRD 9413-3 dated August 3, 1983 as shown in the Chancery Court of Tennessee for the Tenth Chancery Division at Memphis.

7. <u>0 Hickory Avenue – (Parcel ID# 022-001-00025)</u>

The East 221/2 feet of the South 100 Feet of Lot 103, Freeman and Brinkley Subdivision, as shown on plat of record in Plat Book 2, Page 131, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Tax Sale #2, TRD 9413-3 dated August 3, 1983 as shown in the Chancery Court of Tennessee for the Tenth Chancery Division at Memphis.

8. 911 N Main – (Parcel ID# 022-003-00010)

Lot 43, Freeman and Brinkley Subdivision as shown on plat of record in Plat Book 2, Page 131, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Quit Claim Deed at Instrument Number EA 7044 dated November 8, 1993 and re-recorded at Instrument Number EC 9226 dated January 21, 1994, both filed in the Register's Office of Shelby County, Tennessee.

9. 897 N Main - (Parcel ID# 022-003-00013)

Lot 39, Freeman and Brinkley Subdivision as shown on plat of record in Plat Book 2, Page 131, and filed in the Register's Office of Shelby County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number ER 6057 dated September 9, 1994, filed in the Register's Office of Shelby County, Tennessee.

10. <u>1112 E Clyde – Parcel ID# 040-010-00016</u>

Lot 73-75, Block A Breedlove Avenue Place Subdivision, as recorded in Plat Book 4, Page 1, less and except the part taken for Thomas Street, and filed in the Register's Office of Shelby County, Tennessee.

Being the same property conveyed to Grantor by Warranty Deed at Instrument Number DF-3148 dated November 13, 1992 and filed in Register's Office of Shelby County, Tennessee.



ARCHWAY TITLE & ESCROW, LLC

2650 Thousand Oaks Bivd. Suite 2140
Memphis, Tennessee 38118
901-290-6620 Office
901-290-0294 Facsimile
monice@haglerlawgroup.com

I, Monice Moore Hagler, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on $\frac{8}{35}$

Affiant - Monice Moore Hagler

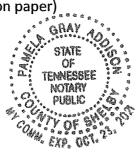
STATE OF TENNESSEE COUNTY OF SHELBY

Personally appeared before me, Pamela Gray Addison, a notary public for this county and state, Monice Moore Hagler, who acknowledges that this certification of an electronic certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

10/23/21

Notary's Seal (if on paper)





Memphis City Council Summary Sheet

- Resolution seeking acceptance of a donation the City of Memphis Division of Police Services, Firearms Training Unit has been awarded a donation of up to 1,000 Gun Locks with an estimated monetary value of \$250 to \$350 per box of 100 pieces from the Community Engagement Partnership Program Team Support / Veteran Affairs.
- 2. Resolution will not change an existing ordinance or resolution.
- 3. Resolution will not require a new contract or amendment to an existing contract.
- 4. Resolution will not require an expenditure of funds equal to the amount of the donation will not require a budget amendment.



WHEREAS, the City of Memphis Division of Police Services, Firearms Training Unit, has been awarded a donation of up to 1,000 Gun Locks with an estimated monetary value of \$250 to \$350 per box of 100 pieces from Community Engagement Partnership Program Team Support / Veteran Affairs; and

WHEREAS, the donation is to be used for Police Services Firearms Training Unit events such as Stop the Violence, Church Functions, and each Police Precinct; and

WHEREAS, it is necessary to accept the donation for Fiscal Year 2023; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the donation of 1,000 Gun Locks with an estimated monetary value of \$250 to \$350 per box of 100 pieces; be accepted by the City of Memphis.



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a resolution to accept grant funds from the Tennessee Department of Safety and Homeland Security in the amount of Three Hundred Thousand Dollars (\$300,000.00) to provide for Salaries, Supplies and Travel.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

The City of Memphis Division of Police Services is awarded this grant from the Tennessee Department of Safety and Homeland Security.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

This item does not change an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

All Districts

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This is a new grant award pending Council approval.

6. State whether this requires an expenditure of funds/requires a budget amendment

Acceptance will require an amendment to the FY 2023 Operating Budget to appropriate the funds.

7. If applicable, please list the MWBE goal and any additional information needed Not Applicable.



A Resolution to accept grant funds in the amount of Three Hundred Thousand Dollars (\$300,000.00) from Tennessee Highway Safety Office (THSO) through the Tennessee Department of Safety.

WHEREAS, The City of Memphis Division of Police Services has been awarded grant funds in the amount of Three Hundred Thousand Dollars (\$300,000.00) from the Tennessee Highway Safety office (THSO) through the Tennessee Department of Safety for the FY2023 Community-Based Traffic Enforcement and Education Grant; and

WHEREAS, this award will be used for the purpose overtime funding for personnel salaries, supplies and conference travel; and

WHEREAS, it is necessary to accept the grant funding and amend FY 2023 Operating Budget to establish funds for the FY 2023 Tennessee Highway Safety Office (THSO) Grant Program, Community-Based Traffic Safety Enforcement and Education; and

WHEREAS, it is necessary to appropriate the FY 2023 grant funds in the amount of Three Hundred Thousand Dollard (\$300,000.00) for the FY 2023 Tennessee Highway Safety Office (THSO) grant project — Community-Based Safety Enforcement and Education;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the FY 2023 Tennessee Highway Safety Office (THSO) grant project – Community-Based Safety Enforcement and Education funds in the amount of Three Hundred Thousand Dollars (\$300,000.00) be accepted by the City of Memphis.

BE IT FURTHER RESOLVED, that the Fiscal Year 2023 Operating Budget for Grants Funds 205 be and is hereby amended by appropriating the Expenditures and Revenues for the FY 2023 Tennessee Highway Safety Office (THSO) grant project – Community-Based Safety Enforcement and Education Grant in the amount of Three Hundred Thousand Dollars (\$300,000.00) as follows:

REVENUE	
State of Tennessee, Tennessee Highway Safety Office	\$300,000.00
Total	\$300,000.00
EXPENDITURES	
Salaries	\$248,729.62
Supplies	\$ 31,270.38
Training/Travel	\$ 20,000.00
Total	\$300,000.00



Memphis City Council Summary Sheet

- Resolution seeking acceptance of a donation the City of Memphis Division of Police Services, Firearms Training Unit has been awarded a donation of up to 1,000 Gun Locks with an estimated monetary value of \$250 to \$350 per box of 100 pieces from the Community Engagement Partnership Program Team Support / Veteran Affairs.
- 2. Resolution will not change an existing ordinance or resolution.
- 3. Resolution will not require a new contract or amendment to an existing contract.
- 4. Resolution will not require an expenditure of funds equal to the amount of the donation will not require a budget amendment.



WHEREAS, the City of Memphis Division of Police Services, Firearms Training Unit, has been awarded a donation of up to 1,000 Gun Locks with an estimated monetary value of \$250 to \$350 per box of 100 pieces from Community Engagement Partnership Program Team Support / Veteran Affairs; and

WHEREAS, the donation is to be used for Police Services Firearms Training Unit events such as Stop the Violence, Church Functions, and each Police Precinct; and

WHEREAS, it is necessary to accept the donation for Fiscal Year 2023; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the donation of 1,000 Gun Locks with an estimated monetary value of \$250 to \$350 per box of 100 pieces; be accepted by the City of Memphis.

1. Description of the Item

Resolution approving Change No. 1 to Contract No. 12266, WECO Electric Meter Testing Application with Radian Research, Inc., to revise the scope and increase the current contract value in the funded amount of \$11,660.00.

2. Additional Information

The project scope is to allow Radian Research, Inc., as a sole source provider, to replace the existing obsolete equipment and provide maintenance for the new equipment at MLGW's Electric Meter Shop. The new equipment includes the following: one (1) 4330X Test Board; two (2) 4050X Test Board; and two (2) RW30X Site Analyzers. The Equipment is used to test all MLGW electric meters.

WHEREAS, the Board of Light, Gas, and Water Commissioners in their meeting of October 5, 2022 approved Change No. 1 to Contract No. 12266, WECO Electric Meter Testing Application with Radian Research, Inc. to revise the scope and increase the current contract value in the funded amount of \$11,660.00, and is now recommending to the Council of the City of Memphis that it approves said change as approved; and

WHEREAS, the project scope is to allow Radian Research, Inc., as a sole source provider, to replace the existing obsolete equipment and provide maintenance for the new equipment at MLGW's Electric Meter Shop, 2425 Covington Pike in Memphis, Tennessee 38128. The new equipment includes the following: one (1) 4330X Test Board; two (2) 4050X Test Board; and two (2) RW30X Site Analyzers. The equipment is used to test all MLGW electric meters and to conduct special tests at a customer's request when there are issues with a meter. The electric meters are linked with the Customer Information System (CIS) to assist with usage and billing data. This change is to revise the scope to include barcode printers to use with the electric meter test board in the amount of \$11,660.00. The contract term will remain through October 28, 2026. This change complies with all applicable laws and policies. The new contract value is \$417,645.82; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved Change No. 1 to Contract No. 12266, WECO Electric Meter Testing Application with Radian Research, Inc. to revise the scope and increase the current contract value in the funded amount of \$11,660.00 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas, and Water Commissioners the approval of Change No. 1 to Contract No. 12266, WECO Electric Meter Testing Application with Radian Research, Inc. to revise the scope and increase the current contract value in the funded amount of \$11,660.00.

The project scope is to allow Radian Research, Inc., as a sole source provider, to replace the existing obsolete equipment and provide maintenance for the new equipment at MLGW's Electric Meter Shop, 2425 Covington Pike in Memphis, Tennessee 38128. The new equipment includes the following: one (1) 4330X Test Board; two (2) 4050X Test Board; and two (2) RW30X Site Analyzers. The equipment is used to test all MLGW electric meters and to conduct special tests at a customer's request when there are issues with a meter. The electric meters are linked with the Customer Information System (CIS) to assist with usage and billing data. This change is to revise the scope to include barcode printers to use with the electric meter test board in the amount of \$11,660.00. The contract term will remain through October 28, 2026. This change complies with all applicable laws and policies. The new contract value is \$417,645.82.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Contract No. 12266, WECO Electric Meter Testing Application with Radian Research, Inc. in the funded amount of \$11,660.00, as outlined in the foregoing preamble, is approved and further,

THAT, the President, or his designated representative is authorized to execute the Change.

SVP, CFO & CAO Secretary - Treasurer

1. Description of the Item

Resolution approving Change No. 9 to Contract No. 11296, Enterprise GIS Software Selection and Installation with Environmental System Research Institute (ESRI) to renew the current contract in the funded amount of \$1,050,000.00 for the period from December 1, 2022 through December 30, 2025.

2. Additional Information

This change is to renew the current contract for software licenses, maintenance and support services for MLGW's Geographic Information System.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of October 5, 2022 approved Change No. 9 to Contract No. 11296, Enterprise GIS Software Selection and Installation with Environmental System Research Institute (ESRI) to renew the current contract in the funded amount of \$1,050,000.00, and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to provide an Enterprise License Agreement (ELA) for the GIS Information System Software for selection and installation. This change is to renew the current contract for software licenses, maintenance and support services for the period covering December 31, 2022 through December 30, 2025 in the funded amount of \$1,050,000.00 (\$350,000.00 annually). This renewal reflects a 6% increase in annual cost due to MLGW deploying additional ArcGIS Enterprise servers, additional user types (120 Mobile Workers), new capabilities such as ArcGIS Monitor and ArcGIS Drone2Map, and an increase in the number of Tier-Two Standard Support Callers (6 to 8). MLGW is requesting approval of the acquired system, which can only be performed by ESRI, Incorporated. This renewal complies with all applicable laws and policies. The new contract value is \$5,028,015.00; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved Change No. 9 to Contract No. 11296, Enterprise GIS Software Selection and Installation with Environmental System Research Institute (ESRI) to renew the current contract in the funded amount of \$1,050,000.00 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS CITY OF MEMPHIS

held October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners Change No. 9 to Contract No. 11296, Enterprise GIS Software Selection and Installation with Environmental System Research Institute (ESRI) to renew the current contract in the funded amount of \$1,050,000.00.

The project scope is to provide an Enterprise License Agreement (ELA) for the GIS Information System Software for selection and installation. This change is to renew the current contract for software licenses, maintenance and support services for the period covering December 31, 2022 through December 30, 2025 in the funded amount of \$1,050,000.00 (\$350,000.00 annually). This renewal reflects a 6% increase in annual cost due to MLGW deploying additional ArcGIS Enterprise servers, additional user types (120 Mobile Workers), new capabilities such as ArcGIS Monitor and ArcGIS Drone2Map, and an increase in the number of Tier-Two Standard Support Callers (6 to 8). MLGW is requesting approval of the acquired system, which can only be performed by ESRI, Incorporated. This renewal complies with all applicable laws and policies. The new contract value is \$5,028,015.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 9 to Contract No. 11296, Enterprise GIS Software Selection and Installation with Environmental System Research Institute (ERSI) to renew the current contract in the funded amount of \$1,050,000.00, as outlined in the foregoing preamble, is approved; and further,

THAT, The President or his designated representative is authorized to execute the Renewal.

SVP, CFO & CAO Secretary - Treasurer

1. Description of the Item

Resolution approving Change No. 14 to Contract No. 10332, ABB Software Maintenance with Hitachi Energy (formerly ABB Power Training and Development Company, Incorporated) to renew the current contract in the funded amount of \$701,655.00 for the period from January 1, 2023 through December 31, 2025.

2. Additional Information

The project scope is to provide software maintenance, licensing, and support services for Outage and Distribution Management, Systems Control and Data Acquisition (SCADA), and Inter-control Center Communications Protocol (ICCP) components of ABB's Network Manager Distribution Management System (NM/DMS) software suite.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of October 5, 2022 approved Change No. 14 to Contract No. 10332, ABB Software Maintenance with Hitachi Energy (formerly ABB Power Training and Development Company, Incorporated) to renew the current contract in the funded amount of \$701,655.00, and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to allow Hitachi Energy (formerly ABB Power Training and Development Company, Incorporated) to provide software maintenance, licensing, and support services for Outage and Distribution Management, Systems Control and Data Acquisition (SCADA), and Inter-control Center Communications Protocol (ICCP) components of ABB's Network Manager Distribution Management System (NM/DMS) software suite. This change is to renew annual software maintenance, licenses, and support for a three (3) year period covering the term January 1, 2023 through December 31, 2025, with no increase in rates from the previous term. This sole source renewal complies with all applicable laws and policies. The new contract amount is \$5,254,743.53; and

NOW THEREFORE BE IT RESOLVED BY THE Council of the City of Memphis, that there be and is hereby approved Change No. 14 to Contract No. 10332, ABB Software Maintenance with Hitachi Energy (formerly ABB Power Training and Development Company, Incorporated) to renew the current contract in the funded amount of \$701,655.00 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas, and Water Commissioners the approval of Change No. 14 to Contract No. 10332, ABB Software Maintenance with Hitachi Energy (formerly ABB Power Training and Development Company, Incorporated) to renew the current contract in the funded amount of \$701,655.00.

The project scope is to allow Hitachi Energy (formerly ABB Power Training and Development Company, Incorporated) to provide software maintenance, licensing, and support services for Outage and Distribution Management, Systems Control and Data Acquisition (SCADA), and Inter-control Center Communications Protocol (ICCP) components of ABB's Network Manager Distribution Management System (NM/DMS) software suite. This change is to renew annual software maintenance, licenses, and support for a three (3) year period covering the term January 1, 2023 through December 31, 2025, with no increase in rates from the previous term. This sole source renewal complies with all applicable laws and policies. The new contract amount is \$5,254,743.53.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 14 to Contract No. 10332, Hitachi Energy (formerly ABB Software Maintenance with ABB Power Training and Development Company, Incorporated) to renew the current contract in the funded amount of \$701,655.00, as outlined the above preamble is approved; and further,

THAT, The President or his designated representative is authorized to execute the Renewal.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular -special meeting held on day of Utour 20,22, at which a quorum was present.

SVP, CFO & CAO Secretary - Treasurer

1. Description of the Item

Resolution approving Change No. 2 to Contract No. 12154, Surveying Services with Ollar Surveying Company, LLC., to renew the current contract in the funded amount of \$145,446.00 for the period from January 19, 2023 through January 18, 2024.

2. Additional Information

The project scope is to provide supervision, labor, material, tools, equipment, and transportation necessary to perform land surveying as required by the Division throughout Shelby County and various counties in Tennessee, Mississippi, and Arkansas.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of October 5, 2022 approved Change No. 2 to Contract No. 12154, Surveying Services with Ollar Surveying Company, LLC to renew the current contract in the funded amount of \$145,446.00, and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to provide supervision, labor, material, tools, equipment, and transportation necessary to perform land surveying as required by the Division throughout Shelby County and various counties in Tennessee, Mississippi, and Arkansas. This change is to renew the current contract for the second of four (4) annual renewal terms for the period covering January 19, 2023 through January 18, 2024, with no increase in rates from the previous term. This renewal complies with all applicable laws and policies. The new contract value is \$426,317.00; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved Change No. 2 to Contract No. 12154, Surveying Services with Ollar Surveying Company, LLC to renew the current contract in the funded amount of \$145,446.00 as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 2 to Contract No. 12154, Surveying Services with Ollar Surveying Company, LLC to renew the current contract in the funded amount of \$145,446,00.

The project scope is to provide supervision, labor, material, tools, equipment, and transportation necessary to perform land surveying as required by the Division throughout Shelby County and various counties in Tennessee, Mississippi, and Arkansas. This change is to renew the current contract for the second of four (4) annual renewal terms for the period covering January 19, 2023 through January 18, 2024, with no increase in rates from the previous term. This renewal complies with all applicable laws and policies. The new contract value is \$426,317.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 2 to Contract No. 12154, Surveying Services with Ollar Surveying Company, LLC to renew the current contract in the funded amount of \$145,446.00, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Renewal.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular especial meeting held on find day of October 20 22 at which a quorum was present.

SVP, CFO & CAO Secretary - Treasurer

1. Description of the Item

Resolution approving Change No. 4 to Contract No. 12062, Environmental Abatement Services with General Construction Services, Incorporated to renew the current contract in the estimated funded amount of \$2,000,000.00 for the period from January 1,2023 through December 31, 2023.

2. Additional Information

The project scope is to provide environmental abatement services applicable to MLGW facilities and operations on an as-needed basis.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of October 5, 2022 approved Change No. 4 to Contract No. 12062, Environmental Abatement Services with General Construction Services, Incorporated to renew the current contract in the estimated funded amount of \$2,000,000.00, and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to provide environmental abatement services applicable to MLGW facilities and operations on an as-needed basis. This change is to renew the current contract for the fourth and final annual renewal term for the period covering January 1, 2023 through December 31, 2023 in the estimated funded amount of \$2,000,000.000, with a 7.5% increase in rates from the previous term. This renewal complies with all applicable laws and policies. The new contract value is \$5,250,000.00; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved Change No. 4 to Contract No. 12062, Environmental Abatement Services with General Construction Services, Incorporated to renew the current contract in the estimated funded amount of \$2,000,000.00 as approved.

from

MINUTES OF MEETING

Of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas, and Water Commissioners the approval of Change No. 4 to Contract No. 12062, Environmental Abatement Services with General Construction Services, Incorporated to renew the current contract in the estimated funded

amount of \$2,000,000.00.

The project scope is to provide environmental abatement services applicable to MLGW facilities and operations on an as-needed basis. This change is to renew the current contract for the fourth and final annual renewal term for the period covering January 1, 2023 through December 31, 2023 in the estimated funded amount of \$2,000,000.000, with a 7.5% increase in rates from the previous term. This renewal complies with all applicable laws and policies. The new contract value is \$5,250,000.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 4 to Contract No. 12062, Environmental Abatement Services with General Construction Services, Incorporated to renew the current contract in the estimated funded amount of \$2,000,000.00, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Renewal.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular especial meeting held on 5/10 day of (1/11/10/12), 2022, at which a quorum was present.

SVP, CFO & CAO Secretary - Treasurer

1. Description of the Item

Resolution approving Change No. 4 to Contract No. 12034, Environmental Abatement Services with Northwest Contracting Services, Incorporated to renew the current contract in the funded amount of \$4,750,000.00 for the period from January 1, 2023 through December 31, 2023.

2. Additional Information

The project scope is to provide environmental abatement services applicable to MLGW facilities and operations on an as-needed basis.

WHEREAS, the Board of Light, Gas, and Water Commissioners in their meeting of October 5, 2022 approved Change No. 4 to Contract No. 12034, Environmental Abatement Services with Northwest Contracting Services, Incorporated to renew the current contract in the funded amount of \$4,750,000.00, and is now recommending to the Council of the City of Memphis that it approves said renewal as approved; and

WHEREAS, the project scope is to provide environmental abatement services applicable to MLGW facilities and operations on an as-needed basis. This change is to renew the current contract for the fourth and final annual renewal terms for the period covering January 1, 2023 through December 31, 2023 in the funded amount of \$4,750,000.00, with a 7.5% increase in funds from the previous term. This renewal complies with all applicable laws and policies. The new contract value is \$13,750,000.00; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved Change No. 4 to Contract No. 12034, Environmental Abatement Services with Northwest Contracting Services, Incorporated to renew the current contract in the funded amount of \$4,750,000.00 as approved.

from

MINUTES OF MEETING

0

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners the approval of Change No. 4 to Contract No. 12034, Environmental Abatement Services with Northwest Contracting Services, Incorporated to renew the current contract in the funded amount of \$4,750,000.00.

The project scope is to provide environmental abatement services applicable to MLGW facilities and operations on an as-needed basis. This change is to renew the current contract for the fourth and final annual renewal terms for the period covering January 1, 2023 through December 31, 2023 in the funded amount of \$4,750,000.00, with a 7.5% increase in funds from the previous term. This renewal complies with all applicable laws and policies. The new contract value is \$13,750,000.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 4 to Contract No. 12034, Environmental Abatement Services with Northwest Contracting Services, Incorporated to renew the current contract in the funded amount of \$4,750,000.00, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Renewal.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular -special meeting held on by day of Lightly 2022, at which a quorum was present.

SVP, CFØ & CAO Secretary - Treasurer

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1. Description of the Item

Resolution to award a purchase order to G & W Electric Company represented by Power Connections for three-phase pole mount vacuum reclosers in the amount of \$10,472,400.00.

2. Additional Information

The three-phase pole mount vacuum reclosers act as fault interrupting devices used on the electric distribution system for isolating faults such as downed trees, hit poles, etc. and as a result reduce the number of customers impacted by outages.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of October 5, 2022 approved the purchase of three-phase pole mount vacuum reclosers and is now recommending to the Council of the City of Memphis that it approves said purchase as approved in the 2023 fiscal year budget contingent upon approval; and

WHEREAS, the three-phase pole mount vacuum reclosers act as fault interrupting devices used on the electric distribution system for isolating faults such as downed trees, hit poles, etc. and as a result reduce the number of customers impacted by outages; and

WHEREAS, bids were opened on August 17, 2022. Notice to Bidders was advertised. Twenty-two (22) bids were solicited, and six (6) bids were received with the lowest and best complying bidder being the firm of G & W Electric Company represented by Power Connections. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of three-phase pole mount reclosers from G & W Electric Company represented by Power Connections for the sum of \$10,472,400.00 chargeable to the 2023 fiscal year budget contingent upon approval.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it awards a purchase order to G & W Electric Company represented by Power Connections in the amount of \$10,472,400.00 for three-phase pole mount vacuum reclosers.

The three-phase pole mount vacuum reclosers act as fault interrupting devices used on the electric distribution system for isolating faults such as downed trees, hit poles, etc. and as a result reduce the number of customers impacted by outages.

Bids were opened on August 17, 2022. Notice to Bidders was advertised. Twenty-two (22) bids were solicited, and six (6) bids were received with the lowest and best complying bidder being the firm of G & W Electric Company represented by Power Connections. This award complies with all applicable laws and policies.

The budgeted amount for Electric - Distribution Automation is \$31,000,000.00; of which \$10,472,400.00 will be requested for carry over to the 2023 budget due to the delivery time for this equipment; leaving a balance of \$20,527,600.00 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, award of purchase order to G & W Electric Company represented by Power Connections is approved for furnishing:

150 – Recloser Vac, 600A continuous current rating, 3PH 12KV site ready pole mounted, three-phase, 27KV rated vacuum interrupters, minimum 125BIL, 12.5KA fault rating, shall be made in accordance with MLGW Specification #40-27XX dated May 27, 2022.

150 - Recloser Vac, 600A continuous current rating, 3PH 23KV site ready pole mounted,

three-phase, 27KV rated vacuum interrupters, minimum 125BIL, 12.5KA fault rating, shall be made in accordance with MLGW Specification #40-27XX dated May 27, 2022.

Totaling \$10,472,400.00; f.o.b. Memphis, Tennessee, our dock, transportation prepaid; said prices being firm; delivery 30 weeks after receipt of purchase order; terms net 30 days.

I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular -special meeting held on fighth day of (1000) 20, 22, at which a quorum was present.

SVP, CFO & CAO Secretary - Treasurer

1. Description of the Item

Resolution awarding a purchase order to AutoNation Ford Memphis for full size cargo vans in the amount of \$300,780.48.

2. Additional Information

This purchase is for seven full size cargo vans that will be used by Division employees to maintain the electric, gas and water systems and for various customer service functions throughout Memphis and Shelby County, TN. The vans will replace existing full size cargo vans that will be retired from service.

WHERAS, the Board of Light, Gas and Water Commissioners in their meeting of October 5, 2022 approved the purchase of seven full size cargo vans and is now recommending to the Council of the City of Memphis that it approve said purchase as approved in the 2023 fiscal year budget contingent upon approval; and

WHEREAS, this purchase includes seven (7) full size cargo vans that will be used by Division employees to maintain the electric, gas and water systems and for various customer service functions throughout Memphis and Shelby County. The vans will replace existing full size cargo vans that will be retired from service; and

WHEREAS, bids were opened on August 17, 2022. Notice to Bidders was advertised. Five (5) bids were solicited and three (3) bids were received with the lowest and best complying bidder being the firm of AutoNation Ford Memphis. This award complies with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of seven (7) full size cargo vans from AutoNation Ford Memphis in the sum of \$300,780.48. Due to delivery time funds for this equipment will be requested for carry over to the 2023 budget.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it award a purchase order to AutoNation Ford Memphis in the amount of \$300,780.48 for full size cargo vans.

This purchase is for seven full size cargo vans that will be used by Division employees to maintain the electric, gas and water systems and for various customer service functions throughout Memphis and Shelby County, TN. The vans will replace existing full size cargo vans that will be retired from service.

Bids were opened on August 17, 2022. Notice to Bidders was advertised. Five (5) bids were solicited and three (3) bids were received with the lowest and best complying bidder being the firm of AutoNation Ford Memphis. This award complies with all applicable laws and policies.

The 2022 budgeted amount for Transportation and Fleet Services is \$8,535,000.00; the amount spent to date is \$1,546,387.75; of which \$300,780.48 has been requested for carry over to the 2023 budget due to the delivery time of the cargo vans; leaving a balance of \$6,687,831.77 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, award of purchase order to AutoNation Ford Memphis is approved for furnishing:

7 – Latest model full size ¾ ton cargo vans with curbside cargo doors, all in accordance with Division Specification No. TVT-22-0035.

Totaling \$300,780.48; f.o.b. Memphis, Tennessee, transportation prepaid; our dock; said prices being firm; delivery by January 2023 after receipt of order; terms net 30 days.

copy of a resolution adopted by the Board of Light,
Gas and Water Commissioners at a regular - special day of October 20 22, at which a quorum was present.

SVP, CFO & CAO Secretary - Treasurer

1. Description of the Item

Resolution approving Change No. 1 to Contract No. 12177, 5Substation Roof Replacement with B-Four Plied, Inc. to ratify and change the current contract in the funded amount of \$452,493.00. (This change is to ratify and expand the current contract scope to include emergency roof replacement at the Davis Pumping Station).

2. Additional Information

The project scope is to furnish supervision, labor, transportation, equipment, and materials to remove and dispose of the existing roofs and replace the roofs at the following MLGW locations: Substation Numbers 5, 13, 23, 26, 28, 35 East, 35 West, 35 Middle Buildings, 39, 41, 44, 49, 61, 67 and Control House 37.

WHEREAS, the Board of Light, Gas and Water Commissioners in their meeting of October 5, 2022 approved Change No. 1 to Contract No. 12177, 5Substation Roof Replacement with B-Four Plied, Inc. to ratify and change the current contract in the funded amount of \$452,493.00, and is now recommending to the Council of the City of Memphis that it approves said ratification and change as approved; and

WHEREAS, the project scope is to furnish supervision, labor, transportation, equipment, and materials to remove and dispose of the existing roofs and replace the roofs at the following MLGW locations: Substation Numbers 5, 13, 23, 26, 28, 35 East, 35 West, 35 Middle Buildings, 39, 41, 44, 49, 61, 67 and Control House 37. This change is to ratify and expand the current contract scope to include emergency roof replacement at the Davis Pumping Station and increase the current contract value in the amount of \$430,946.00. This emergency addition is needed to safeguard the equipment inside the pumping station, protect the water quality, and prepare for the Sanitation Survey. In addition, MLGW is also requesting contingency funds in the amount of \$21,547.00 for any unforeseen conditions. The total requested funded amount is \$452,493.00. The contract term will remain through August 31, 2023. This ratification and change complies with all applicable laws and policies. The new contract value is \$979,466.00; and

NOW THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that there be and is hereby approved Change No. 1 to Contract No. 12177, 5Substation Roof Replacement with B-Four Plied, Inc. to ratify and change the current contract in the funded amount of \$452,493.00. as approved.

from

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS CITY OF MEMPHIS

ITY OF MEI held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas, and Water Commissioners the approval of Change No. 1 to Contract No. 12177, 5Substation Roof Replacement with B-Four Plied, Inc. to ratify and change the current contract in the funded amount of \$452,493.00.

The project scope is to furnish supervision, labor, transportation, equipment, and materials to remove and dispose of the existing roofs and replace the roofs at the following MLGW locations: Substation Numbers 5, 13, 23, 26, 28, 35 East, 35 West, 35 Middle Buildings, 39, 41, 44, 49, 61, 67 and Control House 37. This change is to ratify and expand the current contract scope to include emergency roof replacement at the Davis Pumping Station and increase the current contract value in the amount of \$430,946.00. This emergency addition is needed to safeguard the equipment inside the pumping station, protect the water quality, and prepare for the Sanitation Survey. In addition, MLGW is also requesting contingency funds in the amount of \$21,547.00 for any unforeseen conditions. The total requested funded amount is \$452,493.00. The contract term will remain through August 31, 2023. This ratification and change complies with all applicable laws and policies. The new contract value is \$979,466.00.

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, Subject to the consent and approval of the Council of the City of Memphis, the approval of Change No. 1 to Contract No. 12177, Substation Roof Replacement with B-Four Plied, Inc. to ratify and change the current contract in the funded amount of \$452,493.00, as outlined in the above preamble, is approved; and further

THAT, the President, or his designated representative is authorized to execute the Ratification and Change.

SVP, CFO CAO Secretary - Treasurer

Memphis City Council Summary Sheet for MLGW Items

1. Description of the Item

Resolution awarding a purchase order for class 8 cab and chassis trucks to Tag Truck Center of Memphis in the amount of \$1,060,586.62 and Rush Truck Centers of Tennessee in the amount of \$261,246.00.

2. Additional Information

This purchase is for five class 8 cab and chassis trucks that will be used for various customer service functions by Division employees to maintain the electric, gas and water systems throughout Shelby County, Tennessee. The trucks will replace existing bucket trucks that will be retired from service.

RESOLUTION

WHERAS, the Board of Light, Gas and Water Commissioners in their meeting of October 5, 2022 approved the purchase of class 8 cab and chassis trucks and is now recommending to the Council of the City of Memphis that it approve said purchase as approved in the 2025 fiscal year budget contingent upon approval; and

WHEREAS, this purchase includes five (5) class 8 cab and chassis trucks that will be used for various customer service functions by Division employees to maintain the electric, gas and water systems throughout Shelby County. The trucks will replace existing bucket trucks that will be retired from service; and

WHEREAS, bids were opened on July 13, 2022. Notice to Bidders was advertised. Six (6) bids were solicited and four (4) bids were received with the most responsive and best complying bidder for items one (1) and two (2) being the firm of Tag Truck Center of Memphis in accordance with MLGW's Local Bidding Preference policy. The lowest and best complying bidder for item three (3) being the firm of Rush Truck Centers of Tennessee. These awards comply with all applicable laws and policies; and

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that there be and is hereby approved the purchase of four (4) class 8 cab and chassis trucks from Tag Truck Center of Memphis in the amount of \$1,060,586.62 and one (1) class 8 cab and chassis truck from Rush Truck Centers of Tennessee in the amount of \$261,246.00. Due to the delivery time funds for this equipment will be requested for carry over to the 2025 budget.

EXCERPT

from

MINUTES OF MEETING

O

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS

CITY OF MEMPHIS

held

October 5, 2022

The Manager of Procurement and Contracts recommends to the Board of Light, Gas and Water Commissioners that it award a purchase order to Tag Truck Center of Memphis in the amount of \$1,060,586.62 and Rush Truck Centers of Tennessee in the amount of \$261,246.00 for class 8 cab and chassis trucks.

This purchase is for five class 8 cab and chassis trucks that will be used for various customer service functions by Division employees to maintain the electric, gas and water systems throughout Shelby County, Tennessee. The trucks will replace existing bucket trucks that will be retired from service.

Bids were opened on July 13, 2022. Notice to Bidders was advertised. Six (6) bids were solicited and four (4) bids were received with the most responsive and best complying bidder for items one (1) and two (2) being the firm of Tag Truck Center of Memphis in accordance with MLGW's Local Bidding Preference policy. The lowest and best complying bidder for item three (3) being the firm of Rush Truck Centers of Tennessee. These awards comply with all applicable laws and policies.

The 2022 budgeted amount for the purchase of Transportation and Fleet Services is \$3,665,575.00; the amount spent to date is \$74,379.17; of which \$1,321,832.62 has been requested for carry over to the 2025 budget due to the delivery time for the bucket trucks; leaving a balance of \$2,269,363.21 after award; and

NOW THEREFORE BE IT RESOLVED BY the Board of Light, Gas and Water Commissioners:

THAT, subject to the consent and approval of the Council of the City of Memphis, award of purchase order to Tag Truck Center of Memphis is approved for furnishing:

- 3 Trucks Class 8 cab and chassis with 2-Man Aerial Towers and standard body; 2-ton single cab 55 ft., bucket truck with platform rotator and service body with tail shelf at \$262,305.21 each,
- 1 Cab crew truck with 55 ft. aerial tower, with rotator basket; 2-ton crew cab 55 ft., bucket truck with platform rotator and service body with tail shelf at \$273,670.99 each,

Totaling \$1,060,586.62; f.o.b. Memphis, Tennessee, our dock, transportation prepaid; prices being firm, delivery by December 31, 2025, terms net 30, and further,

Rush Truck Center of Tennessee be, and is hereby, awarded purchase order for furnishing:

1 – Truck with 55 ft. aerial tower; 2-ton cab and chassis 102 cab to axle, 55 ft. aerial tower, with service body with rear bumper at \$261,246.00 each,

Totaling \$261,246.00; f.o.b. Memphis, Tennessee, our dock, transportation prepaid; prices being firm, delivery by December 31, 2025, terms net 30 days.

Total of both awards amounts to \$1,321,832.62.

I hereby certify that the foregoing is a true copy of a resolution adepted by the Board of Light, Gas and Water Commissioners at a regular -- species meeting held on 540 day of 0 for 522, at which a quorum was present.

SVP, CFO & CAO Secretary - Treasurer



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a Resolution requesting the approval for the transfer of a 25.24-acre parcel to the Shelby County Board of Education. The parcel is located on the east side of Ridgeway Road in Memphis, Shelby County, Tennessee. (Requesting same night minutes)

- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)
 General Services
- 3. State whether this is a change to an existing ordinance or resolution, if applicable.

This is not a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

Council District 3 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This item does not require a new contract or amend an existing contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

This does not require expenditure of funds nor a budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed

N/A



A Resolution requesting the approval for the transfer of a 25.24-acre parcel to the Shelby County Board of Education.

Whereas the City of Memphis owns Parcel ID # 093500 00568 recorded in Instrument HZ-8444 in the Shelby County Register's Office and is transferring a portion of the parcel containing 25.24 acres to the Shelby County Board of Education in Memphis, Shelby County, Tennessee;

Whereas in accordance with the terms and condition of the Release and Settlement Agreement between the City of Memphis and Shelby County Board of Education, Section 3.3 states "The parties agree to cooperate in identifying any properties that are owned by one party but used by the other party and to develop procedures and agreements for the reciprocal transfer of such properties...';

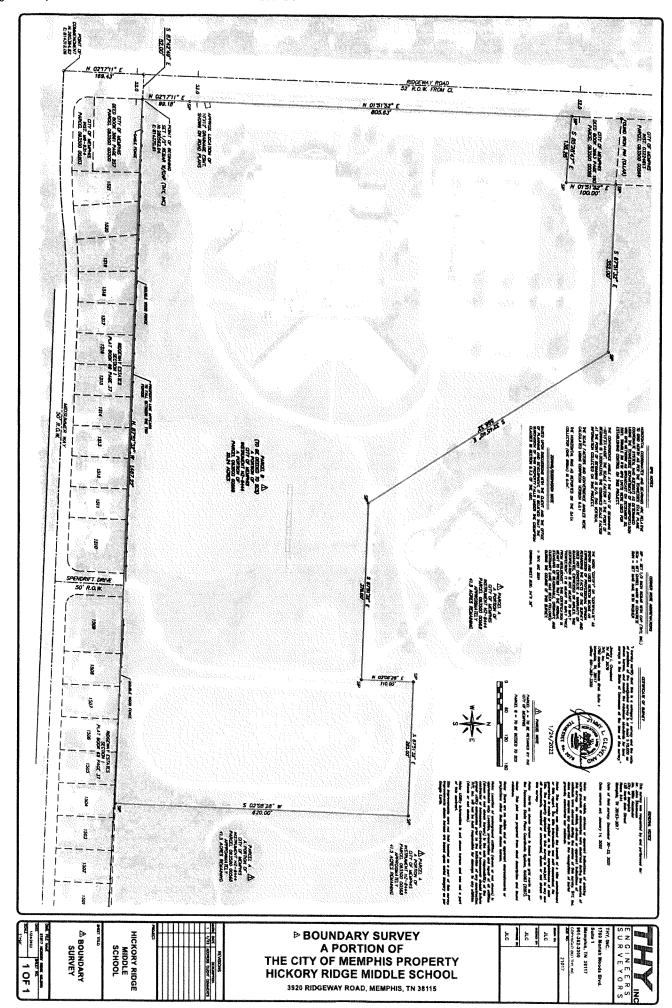
Whereas the original Release and Settlement Agreement expired June 30, 2019, and was amended in a Second Amendment dated June 22, 2021, to be completed no later than December 31, 2021, which has been extended due to delay in survey and boundary lines being established;

Whereas it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that this request be considered subject to Release and Settlement Agreement and Second Amendment to the Agreement; and

Whereas it is agreed that all remaining sections of the Agreement shall remain in effect.

Now, therefore be it resolved by the Council of the City of Memphis that the transfer is hereby accepted subject to the Release and Settlement Agreement dated January 30, 2015 and the Second Amendment to the Agreement dated June 22, 2021.

Be it further resolved, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.





Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a Resolution requesting the approval to transfer a 14.38-acre parcel to the Shelby County Board of Education. The parcel is located on the south side of East Person Avenue, the west side of Cincinnati Avenue, and the east side of Elvis Presley Blvd. (Requesting same night minutes)

- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)
 General Services
- 3. State whether this is a change to an existing ordinance or resolution, if applicable.

This is not a change to an existing ordinance or resolution.

4. State whether this will impact specific council districts or super districts.

Council District 4 and Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This item does not require a new contract or amend an existing contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

This does not require expenditure of funds nor a budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed $\,$ N/A $\,$



A Resolution requesting the approval to transfer a 14.38-acre parcel to the Shelby County Board of Education.

Whereas the City of Memphis owns the property as recorded in Instrument E6-3254 and the Shelby County property as recorded in Deed Book 995 Page 384 in the Shelby County Register's Office, said parcel being located on the south side of East Person Avenue, the west side of Cincinnati Avenue, and the east side of Elvis Presley Blvd.;

Whereas in accordance with the terms and condition of the Release and Settlement Agreement between the City of Memphis and Shelby County Board of Education, Section 3.3 states "The parties agree to cooperate in identifying any properties that are owned by one party but used by the other party and to develop procedures and agreements for the reciprocal transfer of such properties...';

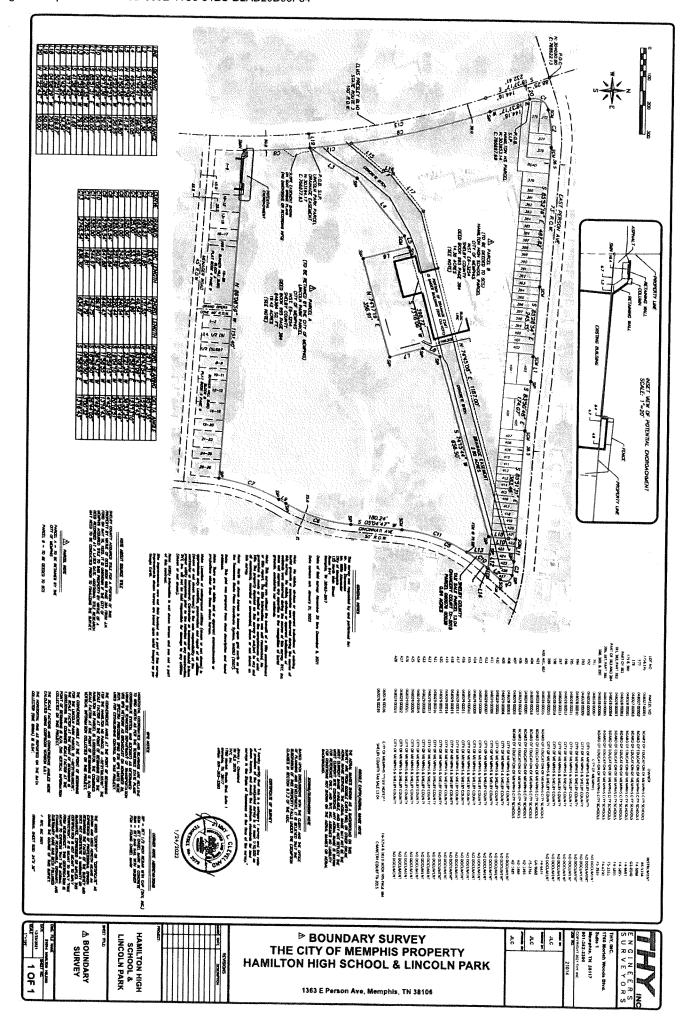
Whereas the original Release and Settlement Agreement expired June 30, 2019, and was amended in a Second Amendment dated June 22, 2021, to be completed no later than December 31, 2021, which has been extended due to delays in survey and boundary lines being established;

Whereas it is deemed to be in the best interest of the Citizens of the City of Memphis and County of Shelby that this request be considered subject to the Release and Settlement Agreement and Amendment and Second Amendment to the Agreement; and

Whereas it is agreed that all remaining sections of the Agreement shall remain in effect.

Now, therefore be it resolved by the Council of the City of Memphis that the transfer is hereby accepted subject to the Release and Settlement Agreement dated January 30, 2015, and Second Amendment to the Agreement dated June 22, 2021.

Be it further resolved, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.





Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

This is a Resolution to transfer and appropriate additional construction funds in the amount of \$419,427.00 from FY23 Bridge Repair Coverline, # PW23400 to Holmes BNSF Approach Repair, #PW04122 to repair bridges.

2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

This project is being initiated by the Public Works Division with the Engineering Division administering the project.

3. State whether this is a change to an existing ordinance or resolution, if applicable.

NA

4. State whether this will impact specific council districts or super districts.

This project will impact Districts 3, 6 and Super District 8.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This project will require a new construction contract.

6. State whether this requires an expenditure of funds/requires a budget amendment

This resolution requires the amendment of the FY23 Capital Budget to transfer and appropriate construction funds in the amount of \$419,427.00.

7. If applicable, please list the MWBE goal and any additional information needed

The recommended MWBE goals are split with MBE at 6% and WBE at 1%.



This is a Resolution to transfer and appropriate additional construction funds in the amount of \$419,427.00 from FY23 Bridge Repair Coverline, Project Number PW23400 to Holmes BNSF Approach Repair, Project Number PW04122 to repair the bridges at Holmes Rd over BNSF RR and Weaver Rd over the branch of So. Cypress Creek. This project is in Council Districts 3, 6 and Super District 8.

WHEREAS, the Council of the City of Memphis approved FY23 Bridge Repair Coverline, Project Number PW23400 and Holmes BNSF Approach Repair, Project Number PW04122 as part of the Fiscal Year 2023 Capital Improvement Budget; and

WHEREAS, bid was submitted in June 2021 for Project Number PW04122 to repair Holmes Road over BNSF RR and Weaver Rd over the branch of So. Cypress Creek; and

WHEREAS, bids were received on Wednesday, March 9, 2022, to repair the bridges at Holmes Rd over BNSF RR and Weaver Rd over the branch of So. Cypress Creek with the lowest complying bid being \$1,108,569.30 submitted by Chris-Hill Construction; and

WHEREAS, the City of Memphis will enter into a contract with Chris-Hill Construction, to repair the bridges at Holmes Rd over BNSF RR and Weaver Rd over the branch of So. Cypress Creek; and

WHEREAS, on May 18, 2021, the Council of the City of Memphis approved an appropriation in the amount of \$800,000.00 funded by G.O. Bonds from Bridge Repair Coverline, Project Number PW21400, to Holmes BNSF Approach Repair, Project Number PW04122 as part of the Fiscal Year 2021 Capital Improvement Budget for the purpose as stated above; and

WHEREAS, it is now necessary to transfer an additional construction allocation in the amount of \$419,427.00 (contract balance at \$308,570.00 plus project contingency amount of \$110,857.00) funded by G.O. Bonds from FY23 Bridge Repair Coverline, Project Number PW23400, to Holmes BNSF Approach Repair, Project Number PW04122, to attain total funding in the amount of \$1,108,570.00 (contract amount) plus \$110,857.00 (project contingencies) for the purpose as stated above; and

WHEREAS, it is necessary to appropriate the total amount of \$419,427.00 funded by G.O. Bonds from FY23 Bridge Repair Coverline, Project Number PW23400, to Holmes BNSF Approach Repair, Project Number PW04122, to attain the additional construction funds for the purpose as stated above as follows:

Contract Balance Amount \$308,570.00
Project Contingencies \$110,857.00
Total Amount \$419,427.00

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that the Fiscal Year 2023 Capital Improvement Budget be and is hereby amended by transferring a construction allocation in the amount of \$419,427.00 funded by G.O. Bonds from FY23 Bridge Repair Coverline, Project Number PW23400 to Holmes BNSF Approach Repair, Project Number PW04122 to attain the additional construction funds for the purpose as stated above.

BE IT FURTHER RESOLVED that there be and is hereby appropriated the sum of \$419,427.00 funded by G.O. Bonds chargeable to the FY 2023 Capital Improvement Budget and credited as follows:

Project Title Holmes BNSF Approach Repair

Project Number PW04122 Total Amount \$419,427.00

Resolution to Approve Expenditures for Renovation of the Little Red Schoolhouse. [District 5, Super District 9].

WHEREAS, the FY23 Capital Improvement Budget included \$2,600,000 in funding for Council District Specific Projects for improvements to Parks, Libraries, and Neighborhoods; and

WHEREAS, the City of Memphis owns the Little Red Schoolhouse, which operated on Presidents Island as a one-room, segregated schoolhouse for African American students until the mid-1900s; and

WHEREAS, the Little Red Schoolhouse is currently stored on City of Memphis property and has fallen into disrepair; and

WHEREAS, the City of Memphis desires to relocate the Little Red Schoolhouse to the Museum of Science and History, restore the structure, and operate it as a historical outdoor exhibit for the continued education of museum visitors; and

WHEREAS, the Administration requests that Council approve the expenditure of up to \$200,000 for the restoration of the Little Red Schoolhouse;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that it hereby approves the expenditure of up to \$200,000 from Council District Specific Projects for the restoration of the Little Red Schoolhouse.

Resolution requesting the Memphis Police Department to enforce the curfews of the Child Curfew Act of 1995 and work with the City of Memphis Administration on a proposal to open one or more curfew centers in the City of Memphis

WHEREAS, comprehensive, community-based juvenile curfew programs can help reduce juvenile crime and delinquency, the victimization of minors and save young lives by reducing chances of violent incidents and, or accidental injury; and

WHEREAS, in 1996 the City of Memphis adopted Ordinance No. 4430, establishing curfews for individuals under the age of 18 and the age of 17 respectively, as authorized by Tenn. Code Ann. § 39-17-1701, also known as the Child Curfew Act of 1995; and

WHEREAS, Tenn. Code Ann. § 39-17-1701 was amended in 2015 by adding the following subsection regarding minors in violation: "(2) Take the minor into custody and transport the minor to a designated curfew center"; and

WHEREAS, in cities like Philadelphia and Minneapolis, curfew centers serve as overnight resource centers for youth that have violated curfew as well as young people looking for evening recreational activities like midnight basketball leagues; often a public and non-profit partnership, these centers provide safe spaces for youth that does not involve the juvenile court system; and

WHEREAS, since the adoption of City of Memphis Ordinance No. 4430 in 1996, there have been substantial developments in State law authorizing municipalities to develop alternative penalties for curfew violation that assist youth and families without court involvement and are not intended to be punitive; it is the wish of the Memphis City Council that local policies are reflective of these changes.

NOW, THEREFORE BE IT RESOLVED, in response to public safety concerns and the critical need for increased youth intervention, the Memphis City Council requests the Memphis Police Department to strongly enforce minor curfews as established in the Child Curfew Act of 1995.

BE IT FURTHER RESOLED, the Memphis City Council requests the Memphis Police Department to work with the City of Memphis Administration on a proposal to open one or more overnight curfew center(s) in the City of Memphis and to present the proposal during the October 11th Public Safety Committee of the Memphis City Council.

Sponsor Chair Rhonda Logan Martavius Jones

RESOLUTION TO REQUEST THE MAYOR OF THE CITY OF MEMPHIS TO CONDUCT A NATIONAL SEARCH FOR A NEW PRESIDENT AND CEO OF MEMPHIS LIGHT, GAS, AND WATER

WHEREAS, after the significant events surrounding the energy and utilities of the City of Memphis, the City Council recognizes that it is of great importance that Memphis Light, Gas, and Water is under adequate leadership, as it is the City's sole utility source and the nation's largest public utility, is paramount to the safety and well-being of the City; and

WHEREAS, because Memphis Light, Gas, and Water (MLGW) is vital to the day-to-day operations of the City of Memphis, it is the responsibility of the City's leadership, such as the City Council and the Mayor, to ensure that MLGW's President and CEO, are selected after much consideration and due diligence, as it has been done in the past; and

WHEREAS, according to a local news article, the current President and CEO of Memphis, Light, Gas, and Water, J.T. Young, was selected by the Mayor, from a pool of well-qualified candidates, after a national search had been conducted; and

WHEREAS, the qualifications of Mr. Young indicated that he had prior experience in the Utility Service industry, and, as such, had the prior knowledge and expertise necessary to fulfill the duties of a President and CEO of a public utility of this magnitude; that same expertise is necessary to continue to advance the purpose and mission of MLGW to provide the best service to the City of Memphis; and

WHEREAS, in September of this year, MLGW announced its recommendation that it remain with the Tennessee Valley Authority; based on this recommendation, MLGW's leadership must present its Board with a resolution to accept the proposal for a contract with TVA, which must then be approved by the Memphis City Council; and

WHEREAS, the next President and CEO of MLGW will be faced with the great responsibility of navigating the period of public comments, approval by the MLGW Board, and authorization of the Memphis City Council, which will ultimately determine how utilities are provided to the City of Memphis; thus, prior experience and expertise of this particular industry is of the utmost importance; and

WHEREAS, in order to provide that level of expertise, there must be great due diligence and consideration that can only be accomplished after a national search; such a search would ensure that the most qualified candidates are afforded the opportunity to apply and be assessed on their qualification and ability to manage the operations of MLGW and serve the citizens of Memphis.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council hereby requests that the Mayor of the City of Memphis conduct a national search for the most qualified candidate to serve as MLGW's next President and CEO.

Martavius Jones

A RESOLUTION OF THE MEMPHIS CITY COUNCIL ESTABLISHING THE 2022 REDISTRICTING COMMITTEE

WHEREAS, the Memphis City Council believes free and equal representation is the best, if not the only, foundation upon which a free government can be built; and

WHEREAS, the framers of the United States Constitution chose to use population, by way of the United States Census, as the basis for said free and equal representation; and

WHEREAS, for this reason, the United States Census exists as a cornerstone of our democracy, used – among other purposes – to apportion representatives in Congress, to allocate electoral votes among the States, and to draw Congressional, State, and Municipal districts – like those used by this legislative body; and

WHEREAS, *Tennessee Code Annotated*, Section 6-54-102 provides that municipalities may redistrict into new wards whenever, for proper reasons, they deem expedient so to do; the newly released 2020 United States Census data providing proper reasons; and

WHEREAS, with that in mind, the Memphis City Council now seeks to move forward with the work of reapportioning districts to ensure that members represent substantially equal populations based upon the 2020 United States Census data.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council hereby establishes the 2022 Redistricting Committee.

BE IT FURTHER RESOLVED, the committee shall be officially named the "City Council 2022 Redistricting Committee" in accordance with the following guidelines:

- 1. The 2022 Redistricting Committee shall be a committee of the whole with each of the thirteen (13) members of the Memphis City Council having a seat on the committee, and each City Council member may nominate one (1) community member, for a total of 26 possible committee seats; community members shall have a demonstrable record of experience within education, civil rights, law, business, non-profit, or faith-based organizations.
- **2.** The 2022 Redistricting Committee shall elect a Chair and Vice Chair at its first meeting, with the current City Council Personnel & Governmental Affairs Committee Chairman leading the Committee until said time.
- 3. The Committee Chair shall hold meetings at least once (1) per month, at hours as may be fixed by the Committee; special meetings may be held on call of the chair upon forty-eight (48) hours' notice to the members of the Committee and the public; all such meetings shall be subject to the provisions of the Tennessee Open Meetings Act; a copy of the minutes of all meetings shall be sent to the Council.

BE IT FURTHER RESOLVED, The 2022 Redistricting Committee shall submit its final suggested redistricting plans to the Memphis City Council by April 15, 2023; this resolution shall take effect from and after its passage, the welfare of the City requiring it.

Sponsor Chair

RESOLUTION TO AMEND THE FY23 CAPITAL IMPROVEMENT PROGRAM (CIP) BUDGET TO ALLOCATE AND APPROPRIATE \$500,000 TO SIDEWALK REPAIRS

WHEREAS, the Mayor submitted to the Council of the City of Memphis on April 19, 2022 a recommended Operating Budget and Capital Improvement Program (CIP) Budget for the fiscal year ending June 30, 2023; and

WHEREAS, since the adoption of the Capital Improvement Program Budget for FY23, the City Council has identified a need for certain projects to be allocated additional funding to accommodate the needs of the City of Memphis and significantly contribute to its growth and development; and

WHEREAS, it is well-known that the current condition of the sidewalks does not contribute to the safety of numerous people that live in and visit the City of Memphis; as such, the sidewalks throughout the City are in great need of repair; and

WHEREAS, it is the intent of the Memphis City Council to ensure that funds needed to resolve the state of City sidewalks is provided so as to improve the safety and well-being of pedestrians throughout our City; and

WHEREAS, the Council seeks to provide funding for the creation of an annual sidewalk repair program, where qualifying residents are provided assistance with the repair of the sidewalk in front of their homes, in its entirety; the maximum amount of assistance to be provided by the City of Memphis to each eligible homeowner for this purpose is \$_____; in order to participate, residents must meet the following eligibility requirements:

- a. Participants must be primary homeowners;
- b. Participants must make no more than sixty (60%) percent of the Area Median Income (AMI)

Priority will be given to those who meet the aforementioned requirements and are qualified by the United States Census Bureau as Census tract residents.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council	l hereby
amends the Capital Improvement Program Budget for FY23 by allocating \$500,000 to	from the
to PW23200 Replace Sidewalks coverline.	

Sponsor:

Chase Carlisle

Cheyenne Johnson

RESOLUTION TO ALLOCATE AND APPROPRIATE \$500,000 TO CLAYBORN TEMPLE

WHEREAS, Clayborn Temple, located in Downtown Memphis, is a historic building built in the late 1800s that, during the Civil Rights Movement, was a gathering place for organizers, labor activists, and community members during the Sanitation Workers' Strike of 1968; and

WHEREAS, Clayborn Temple has a rich history within the African American community and was purchased by an African Methodist Episcopal (AME) congregation in 1949, and after decades of service, Clayborn Temple closed its doors in 1999; and

WHEREAS, in 2015, this historic building was reopened under Clayborn Reborn, an organization "dedicated to finding new ways to honor the history of the church and to make it an active center of the community once again;" and

WHEREAS, today, as the building continues to undergo restoration, Historic Clayborn Temple has an Artist in Residence program, a Leadership Council made up of members of the surrounding neighborhoods, and a traveling exhibit telling the story of Clayborn Temple, in addition to other future interpretive programming as Historic Clayborn Temple is returned to its status as a community gathering place; and

WHEREAS, the FY23 Capital Improvement Budget included \$2,600,000 in funding for Council District Specific Projects for improvements to Parks, Libraries, and Neighborhoods; the Council intends to use this funding to contribute to the restoration of this historic building.

NOW, THEREFORE, BE IT RESOLVED that the Memphis City Council does hereby request that the City of Memphis allocate and appropriate \$500,000 to the nonprofit, Historic Clayborn Temple, from the FY23 CIP budget line item that set aside \$2,600,000 for Council District Specific Projects for improvements.

Sponsors:
Edmund Ford, Sr.
Chase Carlisle
Martavius Jones
Dr. Jeff Warren
Cheyenne Johnson
Frank Colvett
JB Smiley, Jr.
Patrice Robinson